



29 Grey Street, Clarence Town

STATEMENT OF HERITAGE IMPACT

PROPOSED FUNCTION CENTRE

CONTEMPORARY HERITAGE

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REVISION HISTORY

Issue:	1	2		
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Status:	DRAFT	FINAL		

1. INTRODUCTION

- a. Jason Penhall, Heritage Consultant for Contemporary Heritage has been engaged to prepare a Statement of Heritage Impact for 29 Grey Street, Clarence Town, Lot/Section/Plan no: 1/3/DP758250.
- 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 located at 29 Grey Street, Clarence Town and is located within the Clarence Town Grey Street Precinct Conservation Area, of Local Significance. The property is listed as B2: Local Centre within the Dungog Local Environment Plan 2014.
- d. This report was prepared by CONTEMPORARY HERITAGE.

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Architect Reg. 11285



Figure 1 Site Location with Heritage Overlay
source: NSW Planning Portal - Subject site shown outlined in yellow

2. HISTORICAL CONTEXT

2.1 Clarence Town

Heritage buildings within the vicinity of 29 Grey Street, Clarence Town.

Locality	Item Name	Address	Property Description	Significance	Item No
Clarence Town	Erringhi Hotel	21–23 Grey Street	Lots 1 and 2, DP 1088569	Local	I18
Clarence Town	War Memorial	27 Grey Street	Lot 1, DP 301504	Local	I20
Clarence Town	Former post office	32 Grey Street (corner Queen Street)	Lot 1, DP 222549	Local	I19



Figure 2 Clarence Town from Campbells Hill c. 1908
source: trove – <https://coffs.recollect.net.au/nodes/view/52137>

Clarence Town is situated on the Williams River, a tributary of the Hunter River and is in the Parish of Uffington. The area was originally known as “Erringhi” (Erringhi) meaning black duck¹ and was renamed in 1832 in honour of the Duke of Clarence, who had become King William IV in 1830. It is the seventh oldest town in NSW.

¹ <https://dungog.nsw.gov.au/18-35War-MemorialCMPfinal-compressed.pdf>

The original inhabitants were the Gringai Clan, part of the Wonnarua Nation. Due to white settlement they were unable to congregate in Erringhi or Clarence Town.

Instead they found themselves in an area known to the whitefella's as Blackcamp along the Black Camp Creek near Flat Tops.

First recorded activity is in about 1801 when Lieutenant-Colonel William Paterson, Lieutenant Governor of NSW, and the explorer Francis Barrellier were exploring the Hunter River and tributaries. The river was named after Lieutenant-Colonel Paterson by Governor King. Soon after a convict camp was established in the area and the convicts were used to cut cedar. A village was established from about 1823 and the town prospered as a river port with such businesses as ship building, timber getting, tobacco factories, flour mills and also agriculture.



Figure 3 William River Company's wharf at Clarence Town, NSW, Australia
source: University of Newcastle Living Histories
<https://livinghistories.newcastle.edu.au/nodes/view/15131>

The sketch below shows one of the major landowners at the time was Francis Allman and the approximate position of the subject property is pointed out with the green arrow:

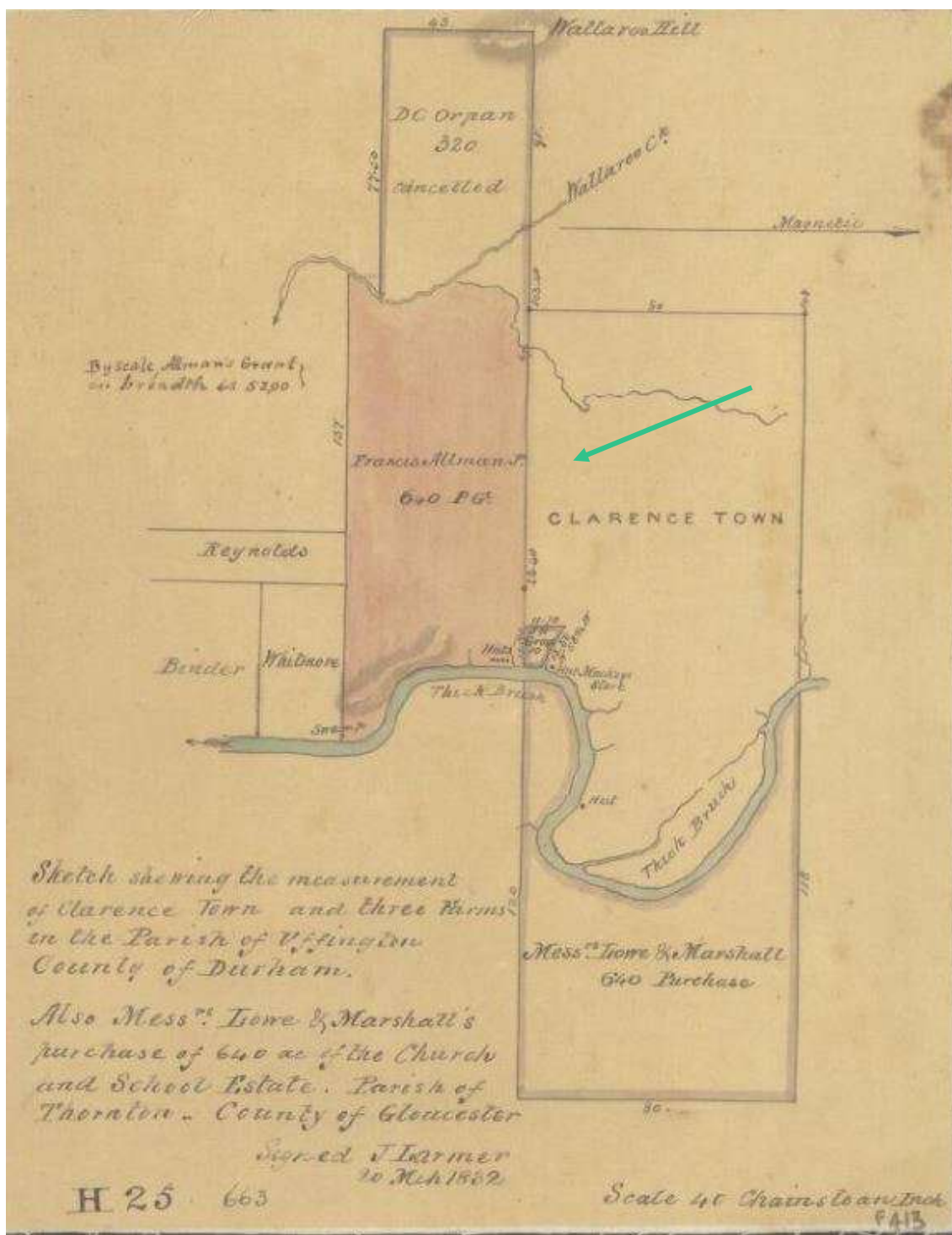


Figure 4 Sketch showing the measurement of Clarence Town and three farms in the Parish of Uffington, Co. of Durham – 20 March 1832
source: trove - <https://nla.gov.au/nla.obj-229955315>

On 14 November 1831 the paddlewheel steamer William IV was launched and was the first ocean-going steamer built in Australia. She sailed to Sydney where her engines were fitted. The image below shows a produce store to the left of the image, named "E. Mogensen's Produce Store", "Federal Stores":



Figure 5 Clarence Town, NSW, Australia c. 1800s
source: University of Newcastle Living Histories
<https://livinghistories.newcastle.edu.au/nodes/view/15133>

An article dated 25 January 1881 in the Maitland Mercury and Hunter River General Advertiser shows Edward Mogensen was granted a "hawkers' license" in 1881.²

A regular coach service connected the steamer services with Dungog and other rural towns in the 1860s and by the 1880s the steamers were supplemented by river pleasure cruises from Newcastle.

Unfortunately, with the establishment of the railways, which bypassed Clarence Town, tobacco tax, 4 floods and the 1890s depression expansion declined.

² The Maitland Mercury and Hunter River General Advertiser Tue 25 Jan 1881 Page 7
<https://trove.nla.gov.au/newspaper/article/814855>

2.2 Clarence Town Function Centre, 29 Grey Street



Figure 6 29 Grey Street, Clarence Town – 13.12.2022

source: Contemporary Heritage

The subject property was originally known as "Robard's Bros. Butchers" and later the "Clarence Town Butchery". It was owned by the Robards' family and an article from 1874 refers to "Mr Robards" as a butcher:

A pig was killed at Clarence Town, on Monday last, by Mr. Robards, butcher, which weighed 588 lbs. when cleaned and dressed, besides 23 lbs. of caul fat, making a total weight of 611 lbs. The pig was the progeny of a sow owned by Mrs. Robards, of the Commercial Inn, Clarence Town³

It was run by Mr Stephen Thwaites Robards who was born in Raymond Terrace in 1845 at Motto Farm and lived most of his life in Clarence Town. He died on 7 July 1927 at his property "Hollydene". He provided much of the support for the erection of St John's Church located opposite the subject property. He had 9 children and Sam Mogensen of Mogensen's Store, mentioned above, was one of his grandchildren.⁴

³ The Maitland Mercury and Hunter River General Advertiser Thu 23 Jul 1874 Page 3
<https://trove.nla.gov.au/newspaper/article/18786293>

⁴ Dungog Chronicle : Durham and Gloucester Advertiser Tue 12 Jul 1927 Page 2
<https://trove.nla.gov.au/newspaper/article/138214981>

On Monday last William Welfare was brought up in custody, charged, before Messrs. John Lawrie, and William Croker, Js.P., with stealing a bullock hide the property of Mr. Stephen Robards, butcher, at Clarencetown.⁵

John Robards was an early pioneer of the area and ran the Commercial Hotel in 1883⁶ and the Fitzroy Hotel (Fitz Roy Inn) in Clarence Town. He was the son of John Robards. The following article from 1887 shows:

The Oddfellows' service was conducted by Mr. S. H. Mogensen. The Chief mourners were Ben, Sam, Steve, Frank, Chris, (sons), G. Ebbeck, G. Eagleton, Bert Holmes, (sons-in-law), S. Mogensen and W. Dark, grand-children and great grand-children.

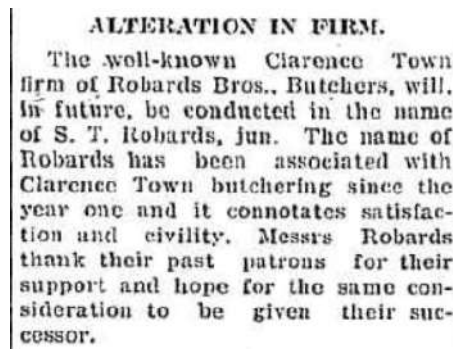


Figure 7 Dungog Chronicle Durham and Gloucester Advertiser Fri 7 Nov 1919 pg2
source: trove

Edward Campbell Robards was a grandson who ran the butchery from 1919 until 1939 selling to Mr V.R. Shearman:

⁵ Newcastle Morning Herald and Miners' Advocate Sat 13 Aug 1887 Page 7
<https://trove.nla.gov.au/newspaper/article/132507901>

⁶ The Maitland Mercury and Hunter River General Advertiser Sat 23 Jun 1883 Page 7
<https://trove.nla.gov.au/newspaper/article/905465>

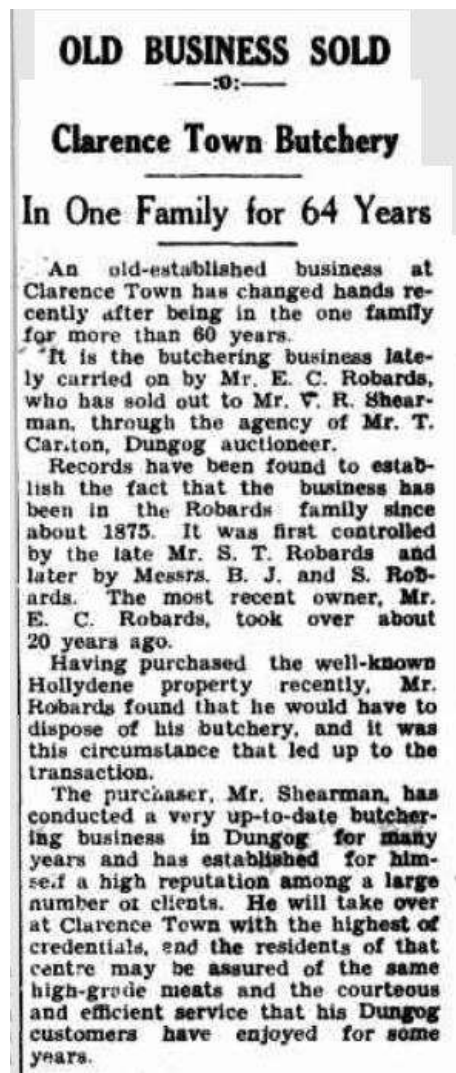


Figure 8 Dungog Chronicle Durham and Gloucester
Advertiser Tue 1 Aug 1939 pg2
source: trove

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The following extract from the larger map of 1963 shows the subject property marked out by the green square and including the name "Matthew Harris" with the position of Mr Mogensen's land on the corner of Grey and King Streets pointed out with the green arrow:



Figure 9 (Extract) Map of the town of Clarence Town and suburban lands Parish of Uffington, County of Durham, Land District of Dungog, Dungog Shire compiled, drawn & printed at the Department of Lands, Sydney, N.S.W - 1963
source: trove - <https://nla.gov.au/nla.obj-316523636>



Figure 10 Butcher shop, Clarence Town, NSW, Australia, 1987
source: University of Newcastle Living Histories
<https://livinghistories.newcastle.edu.au/nodes/view/18787>

Description

Note the rail under the awning used to carry carcasses from the delivery trucks to inside rails.⁷

⁷ University of Newcastle Living Histories
<https://livinghistories.newcastle.edu.au/nodes/view/18787>



Figure 11 Butcher shop, Clarence Town, NSW, Australia, 1987
source: University of Newcastle Living Histories

Description

Small building at the rear of the Clarence Town butcher shop where smallgoods were prepared.⁸



Figure 12 Clarence Town Butchery 23.12.2008
source: Waymarking
https://www.waymarking.com/waymarks/wm5DQ9_Clarence_Town_Butchery_Clarence_Town_NSW_Australia

⁸ University of Newcastle Living Histories
<https://livinghistories.newcastle.edu.au/nodes/view/18786>



Figure 13 Clarence Town Butchery 24.1.2016

source: Waymarking

https://www.waymarking.com/waymarks/wm5DQ9_Clarence_Town_Butchery_Clarence_Town_NSW_Australia



Figure 14 Clarence Town Butchery 10.8.2016

source: Newcastle Herald

<https://www.newcastleherald.com.au/story/4078287/butchers-best-on-display/>

Run by Ethan Patfield mid 2016

Outside Clarence Town's tiny butchershop, which has stood on a corner of the wide main drag for almost 100 years, butcher Ethan Patfield holds a bunch of sausages up for the camera.⁹

⁹ Newcastle Herald 10 August 2016 by Perry Duffin

<https://www.newcastleherald.com.au/story/4078287/butchers-best-on-display/>

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Brown's Butchery has been a family business since 1928; first in Raymond Terrace, then Thornton before opening in Clarence Town:



Figure 15 Brown's Butchery – 29 Grey Street,
Clarence Town – c. 2018
source: Visit Dungog
<https://www.visitdungog.com.au/destinations/>

The site is has had a change of use in recent years and is presently operated by Shine Hair and Beauty.

2.3 War Memorial, 27 Grey Street, - I20



Figure 16 ANZAC Dawn Service at Clarence Town, NSW - by Alan Earle (undated)
source: Place of Pride - <https://placesofpride.awm.gov.au/memorials/190356>

The War Memorial is a Heritage Item and is located on the opposite corner at Lot 8 (shown in the extract in Figure 8 above) and labelled "J.B. Hewson".

The memorial was unveiled on 24 September 1921 by Robert Lyall who had 2 of his 4 sons killed in WW1; Donald Lyall (4th son) on 2 May 1915 aged 19 and oldest son, James on 3 October 1917 aged 28:

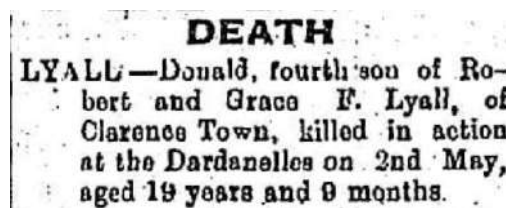


Figure 17 Dungog Chronicle Durham and
Gloucester Advertiser Fri 5 Nov 1915
source: Trove

KILLED IN ACTION.
Mr Robert Lyall, of Clarence Town, has received word that his son, James, has been killed in action. This is the second son of Mr Lyall to lay down his life for his country, while the third of his soldier sons has won a military distinction. Jim was the eldest of the family and had been married for some years. He leaves a wife and children. We offer our deepest sympathy to the family and parents in their sad loss. Clarence Town should feel very proud of her brave soldier representatives at the front. Deceased soldier was 28 years of age and a Lance-Corporal, and met his death on October 3rd.

Figure 18 Dungog Chronicle Durham and Gloucester Advertiser Tue 13 Nov 1917
source: Trove
<https://trove.nla.gov.au/newspaper/article/1360108619>

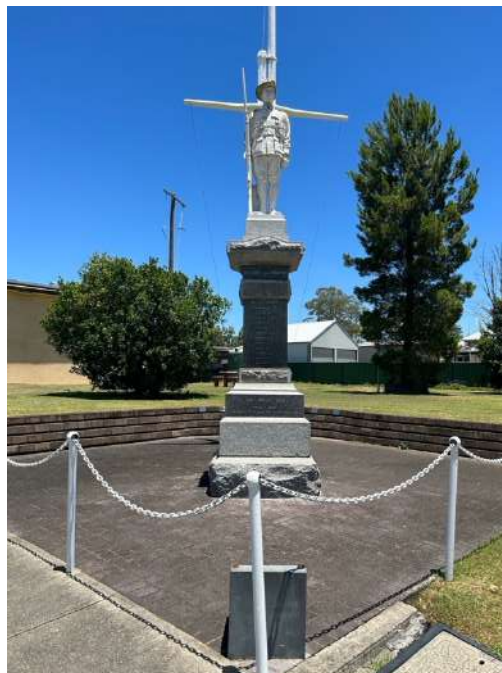


Figure 19 WW1 War Memorial Clarence Town – 13.12.2022
source: Contemporary Heritage

He gave the land in trust to the community for the purposes of the memorial and it was later transferred to the Dungog Shire Council 1985/86. The memorial faces across the intersection of Grey and Queen Streets looking toward St John's Anglican Church.

The memorial is designed as a plinth and square pillar supporting a statue of a soldier. The plinth is constructed in square ashlar blocks both dressed and undressed and these materials are used in contrast with a square pillar of polished Bathurst marble and a marble and granite capping which supports a statue. The blocks are fixed with a lime mortar. The statue stands on a white marble plinth and is carved in marble. The rifle and bayonet have been reconstructed in plaster of paris. The soldier wears the uniform of a private and a slouch hat. He stands to attention with the rifle upright, his gaze intent though with an expression befitting mourning.¹⁰

Although listed in the NSW State Heritage Inventory of Local Significance there is no further information provided.

¹⁰ <https://dungog.nsw.gov.au/18-35War-MemorialCMPfinal-compressed.pdf>

2.4 Former post office, 32 Grey Street (corner Queen Street) - I19

Diagonally opposite the subject property is the former Post Office, one of the earliest buildings in Clarence Town, built in 1838. The location on the snip above is at Lot 12 labelled "Peter Farquhar". The post office was established in 1830:

CLARENCE TOWN. — For the convenience of the inhabitants and settlers on the populous and thriving settlement along the banks of William's River, a Post-office is now established at Clarence Town, where an Inn and other improvements are immediately to be completed.¹¹



Figure 20 Clarence Town Post Office - 1900-1950
source: trove – National Archives of Australia
<https://trove.nla.gov.au/work/231397243>



Figure 21 Clarence Town Post Office - 1900-1950
source: trove – National Archives of Australia
<https://trove.nla.gov.au/work/231395738>

¹¹ <https://trove.nla.gov.au/newspaper/article/2196485/499566>
The Sydney Gazette and New South Wales Advertiser Thu 11 Nov 1830 Page 3



Figure 22 Clarence Town Post Office - 1900-1950
source: trove – National Archives of Australia
<https://trove.nla.gov.au/work/231396607>



Figure 23 Post Office, Clarence Town, NSW, Australia, 1987
source: University of Newcastle Living Histories
<https://livinghistories.newcastle.edu.au/nodes/view/18765>

Although listed in the NSW State Heritage Inventory of Local Significance there is no further information provided.

2.5 Erringhi Hotel, 21–23 Grey Street - I18

The Crown Inn, run by J. Weller in 1883¹² was originally built in this location but after it burned down in 1912 it was replaced by the Erringhi Hotel in 1913.¹³



Figure 24 Erringhi Hotel, Clarencetown 1916

source: Tooth and Company Limited – Australian National University
<https://openresearch-repository.anu.edu.au/handle/1885/211171>



Figure 25 Erringhi Hotel, Clarencetown 1922

source: Tooth and Company Limited – Australian National University
<https://openresearch-repository.anu.edu.au/handle/1885/211251>

¹² The Maitland Mercury and Hunter River General Advertiser Sat 23 Jun 1883 Page 7
<https://trove.nla.gov.au/newspaper/article/905465>

¹³ A history in three rivers : Dungog Shire heritage study, thematic history - August 2014 pg71
<https://livinghistories.newcastle.edu.au/nodes/view/83024>

J. Wills applied for a license renewal at the Dungog Licensing Court on 24 June 1913:

*At the Licensing Court, held at Dungog on Friday last, renewals of license's were granted to –
J. Wills, Erringhi Hotel, Clarence Town¹⁴*



Figure 26 Clarence Town Hotel, NSW, 1967
(Erringhi Hotel)

source: University of Newcastle Living Histories
<https://livinghistories.newcastle.edu.au/nodes/view/115186>



Figure 27 Erringhi Hotel – December 1986

source: Dept of Environment and Heritage
<https://trove.nla.gov.au/work/238197425>

Later run by A. Farquharson, it was taken over by Mr A.F. (Fred) Lawrie from 1926 to 1943. Fred was a grandson of one of the earliest settlers to the area, Tom Lawrie, who came from Scotland. He had 3 sons; John, William and Thomas (father of Fred).¹⁵

¹⁴ Dungog Chronicle : Durham and Gloucester Advertiser Tue 24 Jun 1913 Page 3
<https://trove.nla.gov.au/newspaper/article/136129417>

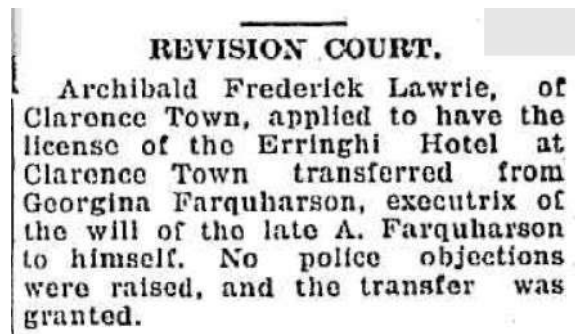


Figure 28 Erringhi Hotel – Revision Court

source: Trove - Dungog Chronicle Durham and Gloucester Advertiser Fri 13 Aug 1926 Pg5
<https://trove.nla.gov.au/newspaper/article/138205122>

The license was transferred to Don Williams on 16 July 1943:

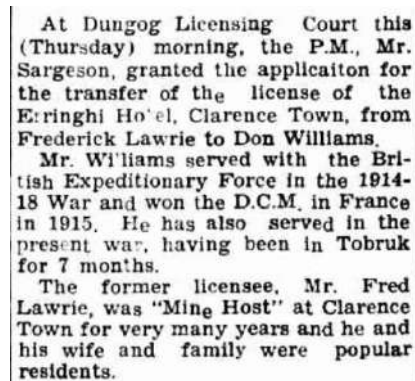
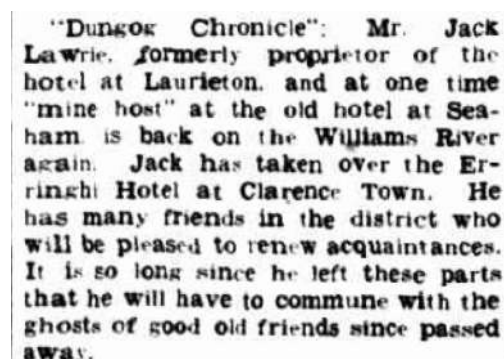


Figure 29 Erringhi Hotel – Dungog Licensing Court

source: Trove - Dungog Chronicle Durham and Gloucester Advertiser Fri 16 July 1943 Pg2
<https://trove.nla.gov.au/newspaper/article/141293790>

Jack Lawrie took it over in 1944. Jack was a cousin of Archibald Frederick Lawrie (Fred):



¹⁵ Dungog Chronicle : Durham and Gloucester Advertiser Fri 6 Sep 1940 Page 5
<https://trove.nla.gov.au/newspaper/article/141041654>

Figure 30 Erringhi Hotel – Dungog Licensing Court

source: Trove - Dungog Chronicle Durham and Gloucester Advertiser Tue 18 Jan 1944 Pg2
<https://trove.nla.gov.au/newspaper/article/168390859>

Rupert Lawrie, son of Archibald Frederick Lawrie ran the hotel from at least 1946¹⁶ to 1953¹⁷. He was wounded in WW1 and listed in the Casualty List on 12 Jan 1918¹⁸:



Figure 31 Erringhi Hotel, Clarencetown

source: PUPSY
<https://pupsy.com.au/places/australia/new-south-wales/clarence-town>

Although listed in the NSW State Heritage Inventory of Local Significance there is no further information provided.

¹⁶ Dungog Chronicle : Durham and Gloucester Advertiser Fri 18 Jan 1946 Page 2
<https://trove.nla.gov.au/newspaper/article/140569052>

¹⁷ Dungog Chronicle : Durham and Gloucester Advertiser Sat 4 Apr 1953 Page 4
<https://trove.nla.gov.au/newspaper/article/140542372>

¹⁸ The Sydney Morning Herald Sat 12 Jan 1918 Page 14
<https://trove.nla.gov.au/newspaper/article/15772900>

2.6 St John's Anglican Church, 36 Grey Street (corner Queen Street)

Although not a Heritage listed item St John's Church has been on this location since at least 1906 as a brick building. It is believed the wooden building on Queen Street may have been in place earlier as an old headstone is dated 1847 in the small cemetery to the rear.

On the Grey Street side of the property is a low brick fence, with a wrought iron gate. On the northern concrete pillar is a grey marble plaque, which reads, "Clarence Town Sesqui Centenary Memorial 1801 - 1951", and on the southern concrete pillar, a similar grey marble is placed, which reads, "In memory of all past residents of Clarence Town and District Erected 1953."

There is also a small Church Cemetery at the rear of the Church - some 61 names have been catalogued, though most are from the columbarium. The earliest being from a 4 year old in 1847.

While the red brick Church had the dedication stone laid on 14th June, 1906, there appears to be an older, wooden church at the rear, which would explain the older headstones.¹⁹



Figure 32 St John's Anglican Church
Grey Street side
source: Waymarks

¹⁹ https://www.waymarking.com/waymarks/WMVWDY_St_Johns_Anglican_Church_Clarence_Town_NSW_Australia



Figure 33 St John's Anglican Church
Queen Street side
source: Waymarks



Figure 34 St John's Anglican Church
Dedication Stone
source: Waymarks



Figure 35 St John's Anglican Church
Samuel & Clarinda Mogensen
source: Monument Australia
<https://monumentaustalia.org.au/themes/people/religion/display/107181>

As mentioned earlier in this document the erection of St John's was largely due to Stephen Thwaites Robards who was also the Clergyman's Warden. The following excerpt is taken from the Obituary of Stephen Thwaites Robards:

He had always been an ardent adherent of the Church of England, and the Church of St. John, Clarence Town, owes its erection and subsequent improvements very largely to the support and energy of the late Mr. Robards and his highly esteemed widow. Mr. Robards was for many years the Clergyman's Warden and for nearly 50 years (prior to the appointment of a resident Minister) had always entertained the clergy, whilst Bishops Tyrrell, Pearson, Stanton and Stretch had at various times partake of the hospitality of 'Hollydene'.²⁰

²⁰ Dungog Chronicle : Durham and Gloucester Advertiser Tue 12 Jul 1927 Page 2
<https://trove.nla.gov.au/newspaper/article/138214981>

3. DUNGOG DEVELOPMENT CONTROL PLAN 2004 – amended 18 March 2020

The following excerpts are relevant to this application:

Part C – Heritage

17. HERITAGE

1. AIMS AND OBJECTIVES

The aims of this plan are:

- [a] to support the objectives of Dungog Shire Council's environmental planning instruments*
- [b] to have regard for and to give effect within the Shire of Dungog to the principles enunciated in the Burra Charter (Australia ICOMOS, Canberra, 1999)*
- [c] to have regard for and to give effect to the recommendations of the 1988 Dungog Shire Heritage Study and of the 1995 Dungog Main Street Heritage Study.*
- [d] to enable the protection of buildings, works, archaeological sites, trees or places which are commonly known to have heritage significance but which are not described or shown within an environmental planning instrument.*
- [e] to explain matters which must be considered by a consent authority when determining development applications under s79C of the Environmental Planning and Assessment Act 1979 (as amended)*
- [f] to give guidance to applicants on matters which are to be considered by the consent authority in determining applications for development*

2. DEFINITIONS

Potential heritage item means any heritage conservation area, place, building, work, relic, tree, moveable object or precinct which is listed in Clause 9 or is identified in a register kept by the Council whose heritage significance has not been formally assessed but which should be considered for the purposes of any assessment under section 79C(1)(b) of the Environmental Planning and Assessment Act 1979 (as amended). It can include a site known by a consent authority to have heritage significance even if it is not so identified and shown on a map

3. MATTERS TO BE CONSIDERED IN DETERMINING APPLICATIONS FOR DEVELOPMENT OF A HERITAGE ITEM OR IN A HERITAGE CONSERVATION AREA

3 (1) When determining an application for development of a heritage item or in a heritage conservation area, the consent authority must take into account the extent to which carrying out the proposed development will be consistent with the heritage conservation principles set out in:

[a] the Burra Charter (Australia ICOMOS, Canberra 1999), reproduced in Schedule One of this plan, and

[b] the Australian Natural Heritage Charter (Australian Committee for IUCN,

Canberra 1997), reproduced in Schedule Two of this plan

- 3 (2) *When determining an application for development of a heritage item or in a heritage conservation area, the consent authority must take into account the extent to which carrying out the proposed development will be consistent with the design guidelines contained in:*

a] Annexure 5 of the Final Report of the Dungog Shire Heritage Study [Perumal Murphy Ltd [1988], as reproduced in Schedule Three of this plan.

[b] Sections 3 and 4 of the Dungog Main Street Architectural Heritage Study (Otto Cserhalmi and Partners Pty Ltd and Knox and Partners Pty Ltd 1995), as reproduced in Schedule Four of this plan. 3(3) When determining an application for development in any heritage conservation area, a consent authority must take into account any impacts of the proposed development on the physical character of the heritage conservation area and any features which give the area heritage significance, as described in Schedule Five of this plan.

4. ADDITIONAL INFORMATION THAT MAY BE CONSIDERED IN DETERMINING APPLICATIONS FOR THE CONSTRUCTION OF BUILDINGS WITHIN A HERITAGE ITEM OR IN A HERITAGE CONSERVATION AREA

When determining an application for development of a heritage item or in a heritage conservation area that will involve the construction of a building an applicant should supply, in addition to information required to be supplied with all development applications, photographs and/or elevations and a completed building assessment form that will enable the consent authority to assess how a proposed development will relate visually to buildings already on the land subject to a development application and on land in the vicinity of the development.

5. POTENTIAL HERITAGE ITEMS

When determining an application for development of a heritage item or in a heritage conservation area, a consent authority must consider the extent to which the carrying out of the proposed development will affect any Potential Heritage Items which are listed in Schedule Six of this plan.

6. FURTHER MATTERS TO BE CONSIDERED IN DETERMINING APPLICATIONS FOR DEVELOPMENT IN A HERITAGE CONSERVATION AREA

When determining an application for development in any heritage conservation area, a consent authority must take into account any impacts of the proposed development on the physical character of the heritage conservation area and any features that give the area heritage significance.

4. STATEMENT OF SIGNIFICANCE

9.1 CLARENCE TOWN GREY STREET HERITAGE CONSERVATION AREA

Clarence Town is of considerable significance within the Lower Hunter region as one of the oldest surveyed townships within the region and as one of the earliest sites of significant shipbuilding in Australia. However, little tangible evidence remains of either. Much of the earlier open, low built-density, rural village physical character has also been lost in the face of modern and often visually unsympathetic built development.

Despite these losses the Grey Street precinct retains much of the earlier built character of the village and its eclectic mix of older commercial and residential buildings and largely uninterrupted views to mostly pre first world war churches and community building, therefore retains its heritage significance for the Shire of Dungog.

Generalised description

Grey Street is part of the 'grid' street layout of the original survey of Clarence Town and most of the allotments along it are the original half-acre allotments. Many allotments have never been built on and buildings on others have been demolished giving rise to a scatter of residential buildings and a few more closely spaced commercial and community buildings. A significant feature of the precinct is its vistas across unimproved rear yards and down the street to (mostly pre first world war) significant churches, hotel and community buildings. These vistas reflect the low density of built development and limited landscaping in the precinct.

The road reservation has wooden telephone and power poles and wires and some planted Melaleucas. Private allotments have some trees and gardens. The carriageway is sealed, with concrete kerbs and grassed footpaths. There are few formal fences (but there are visually intrusive colorbond and weldmesh fences). Mostly, the village and more distant wooded ridges of the Williams River valley can be seen from the precinct without interruption by built development (apart from large modern sheds).

Because the rear of most allotments remains undeveloped and there are vacant allotments the density of residential and commercial buildings is low. Separations between residential buildings are typically 'suburban' but between commercial and community buildings are smaller. House buildings have modest setbacks and most commercial and community buildings are built to their street frontages. The hotel and former post office are the only two-two storied buildings in the street; other buildings are single storied, detached, with modest footprints (though some recent sheds are out of proportion to older dwellings) and there are low parapets on some commercial buildings. Most buildings are from the nineteenth and early twentieth centuries and this part of Clarence Town has been spared the incongruous modern development that has taken place elsewhere in the village. Hence, most roofs are hipped, with, medium to steep pitches and unpainted galvanised iron. Walls are generally of timber weatherboards with generous ceiling studs and tall (sash) windows. There are post supported bullnose and skillion awnings on many older buildings.

5. PHYSICAL DESCRIPTION

5.1 Context

- The subject site is located at 29 Grey Street, Clarence Town. The property is located on a corner block at the junction of Grey Street and Queen Street.
- It is not a listed Heritage Item, however, is within the Clarence Town Grey Street, Conservation Area, and is within the vicinity of Locally Significant Heritage Items.
- The site is a large, commercial lot within a B2 Local Centre Land Zone. The context includes a mixture of residential and commercial premises on similar large lots within a wider rural context
- The area is subject to recent development of a number of the surrounding properties.

5.2 Summary Condition and Fabric

Exterior



Rendered masonry building with a tiled shop front. The front of the building has a decorative parapet and awning.



Image shows single story painted rendered masonry. The image shows timber framed sash windows and a corrugated steel roof.



Image shows rear gable of property, hot water system and air conditioning units.



Access to the rear of the property is shown. Property is in good condition overall.

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Front entrance to the property has an open timber framed skillion roof with central timber door access. The front entrance walls are a combination of painted rendered masonry and tile. The ground is brick paved. Note the rail under the awning used to carry carcasses from the delivery trucks to inside rails when the premises was a butcher shop.



Front entrance to the property has an open timber framed skillion roof with central timber door access. The front entrance walls are a combination of painted rendered masonry and tile. The ground is brick paved. Note the rail under the awning used to carry carcasses from the delivery trucks to inside rails when the premises was a butcher shop.



Image shows material transition to the front of the property. Image shows painted timber beam, rendered and painted masonry, and decorative exterior tiles.



Detail view of the rail entering the shop to internal rails.

Interior



Image shows interior of host building looking towards Grey Street.



Looking towards the rear of the property. Image shows timber framed sash windows and an open square arched doorway to the rear of the property.



Image of existing internal room to the rear of the property.

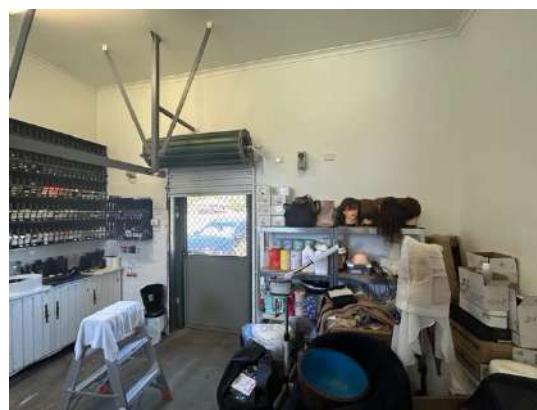


Image looking from the rear of the property to the front of the property, looking towards Grey Street. Image shows transition of floor change from concrete with a step up to a timber vinyl floor. Image shows timber framed open doorway and open floor drainage.

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Image shows room to the rear of the property, with timber framed window and concrete floor as well as rails used as part of the buildings former use as a butcher shop.



Looking towards the rear of the property, leading out onto rear ground floor access.



Looking towards the rear of the property, towards raised rear access door. Image shows timber framed sash windows and tiled floor.



6. THE PROPOSAL

6.1 Introduction

- a. The proposal is to retain and add to the existing single-story building and construct a new Function Centre to the rear and side of the property, with access to the new Function Centre from both Grey Street and Queen Street.

6.2 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 Heritage Impact Statement were prepared by **CAD Design and Draft Pty Ltd**:

Page No	Description	Issue	Date
A01	Site Plan		January 22
A02	Existing Site Plan		
A03	Floor Plan		
A04	Roof Plan		
A05	Building Elevations (Sheet 1)		
A06	Building Elevations (Sheet 2)		
A07	Building Sections (Sheet 1)		
A08	Building Sections (Sheet 2)		
A09	Artist Impressions		

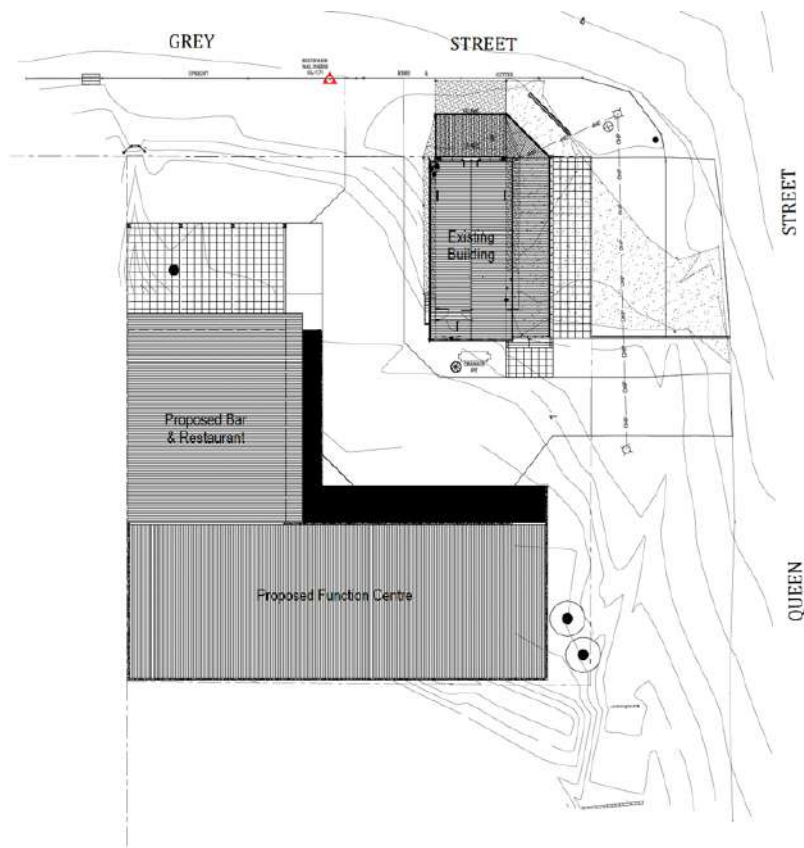


Figure 36 Site Plan
source CAD Design and Draft Pty Ltd

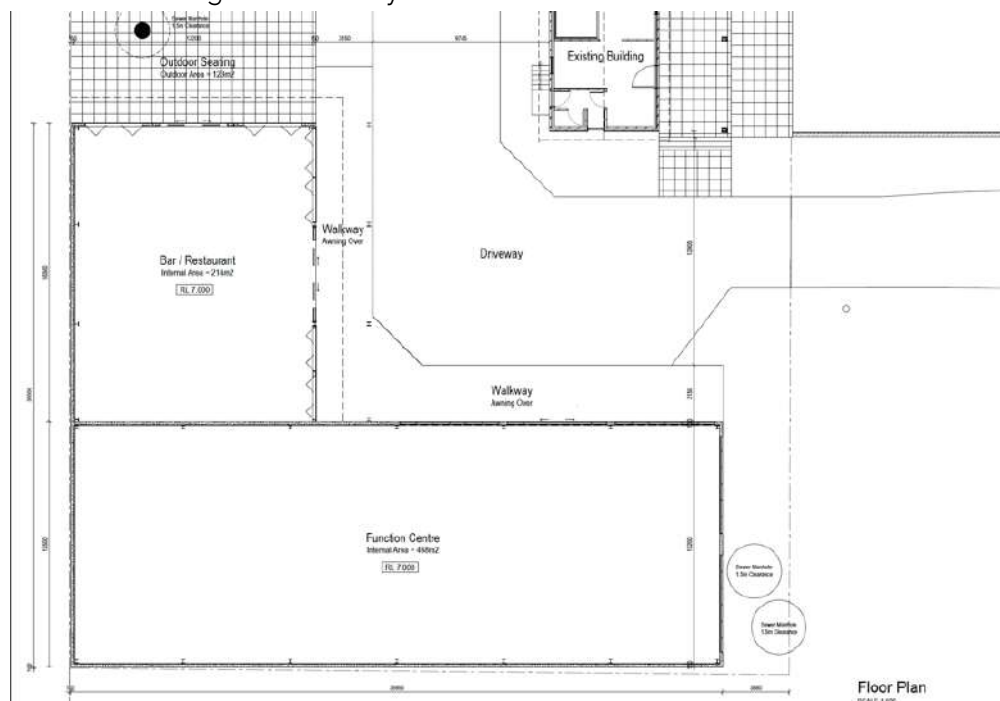


Figure 37 Floor Plan
source CAD Design and Draft Pty Ltd

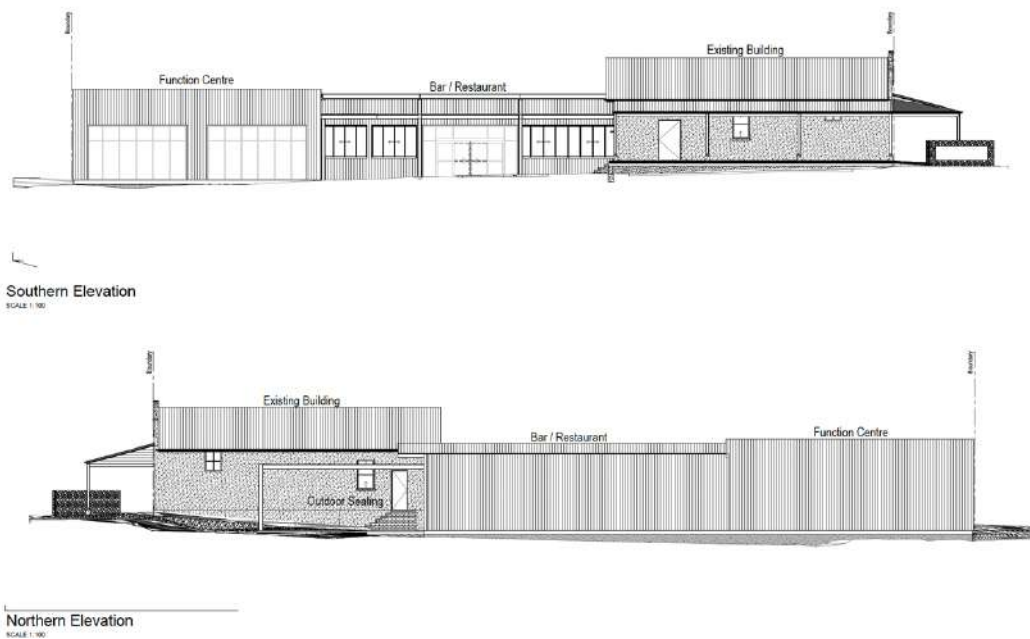


Figure 38 Southern and Northern Elevations
source CAD Design and Draft Pty Ltd

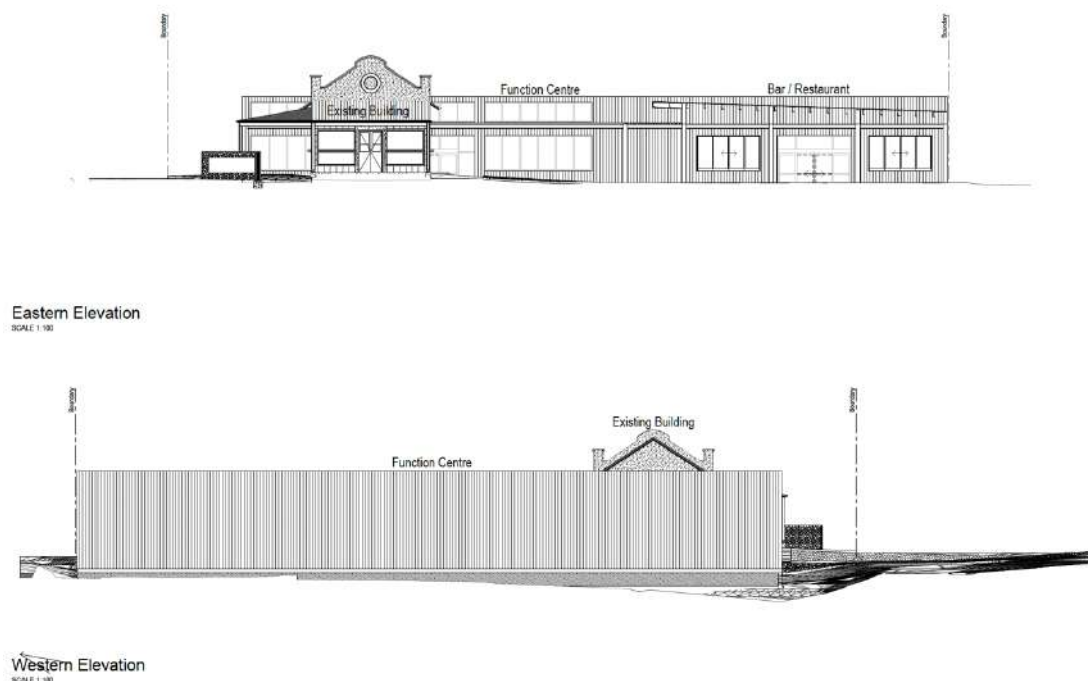


Figure 39 Eastern and Western Elevations
source CAD Design and Draft Pty Ltd

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Figure 40 Artists Impression
source CAD Design and Draft Pty Ltd

7. ASSESSMENT OF IMPACT

7.1 Identification of Impacts

- a. Potential impacts arising from the proposed development include:
 - impact of proposed new work on the streetscape of Grey Street and Queen Street as well as the views and the setting of the Clarence Town Grey Street Precinct Heritage Conservation Area
 - impact 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 Clarence Town Grey Street Precinct Conservation Area and the policies and guidelines of the relevant planning instruments.

7.2 Assessment of Impacts

Existing Building

- a. The original building will remain mostly unchanged with no proposed changes to the majority of both the interior and exterior of the building which is positive.
- b. The proposal includes the addition of a side awning with a skillion roof similar to but with a lower pitch than the existing front verandah. It is recommended that the triangular element which joins the two together around the corner of the building is revised or removed to mitigate the impact of these pitches, ensuring that the views to and from the existing property are maintained as well as its presentation within Clarence Town Grey Street Precinct Conservation Area as a whole.

Streetscape and Clarence Town Grey Street Precinct

- a. The proposal is for a single storey structure to be constructed on the site which will be positioned to the rear and side of the building with an excess of 12m clearance to the rear and northern elevation of the existing.
- b. The proposed structure shall be split to create an L shaped structure which is sized at 35.95m wide x 13.5m deep to the rear of the property and an additional 16.5m x 13.5m to the side of the property. The overall proposed floor space area of the proposed property is 682m² of internal space.
- c. The proposed building presents as bigger than the host building in both size and mass of however the proposal has been designed to present with interpretable separation through material treatment. Furthermore, the proposed new work is located to the rear corner of the property whilst the existing building maintains a prominent position on the street corner.
- d. The proposed structure has an overall roof height which does not exceed 5 meters in overall height which presents at a lower level to the existing host building which is

positive. Whilst relatively large, the overall mass and scale is not out of keeping with other built development in the vicinity and is certainly in reasonable proportions to the larger lot size. The eastern elevation demonstrates that the parapet capstones of the existing butcher shop are all above the height of the proposed development which is positive. A relationship between the existing and proposed has been enhanced by positioning the wrap around awning and pergola of the proposal at a height that matches the eaves of the existing and proposed awnings of the butcher shop.

- e. A setback of 3.68m from Queen Street is considered reasonable. This is closer than the existing building however aligns with the proposed new awning to be constructed on the south of the host building. The substantial separation between the existing and proposed mitigates the impact of this setback difference suitably.
- f. A larger setback is proposed from the new building to Grey Street, positioning almost all new building mass behind the rear building line of the host building. The pergola over the outdoor seating area is also restricted with a setback substantially further back from Grey Street than the host building. This is emphasised further by the front awning of the host building which extends towards Grey Street forward of the front boundary.
- g. The proposed Function Centre is designed with warm contemporary colours and materials making a clear distinction between the existing host building and the proposed building.
- h. The elevations are punctuated with large areas of glazing which is generally vertically orientated and breaks up the overall mass of the structure.
- i. The proposed building's roof structure is broken up into two volumes. The larger roof structure has a parapeted design ensuring that it does not detract from the existing roof structure. The remaining roof structure is a skillion roof which presents as subordinate to the existing host building's roof and does not exceed the height of the existing gable roof or shop front parapet. The flat awning below and at the eaves height of the existing awning mitigates the impact of the proposed skillion roof which is set much further back. A roof that matched the existing roof pitch would result in a much larger overall mass and will be of greater impact and as such is not considered suitable.
- j. The proposal shall not diminish "the character of the village and its eclectic mix of older commercial and residential buildings" for which it has significance.
- k. The proposed signage wall on the boundary at the intersection of Queen and Grey Street is considered positively, allowing for signage to be introduced with minimal impact on the host building.

7.3 Views and Settings



Looking in north-western direction towards the property from the junction of Grey Street and Queen Street.



Looking towards 32 Grey Street in a south-eastern direction from the junction of Grey Street and Queen Street.



Looking along Grey Street in a south-western direction towards 21 Grey Street.



Looking towards 27 Grey Street, in a western direction from Grey Street.



Looking towards the monument located at 27 Grey Street, looking in a south-eastern direction from the corner of Grey Street and Queen Street.



Looking in a north – easterly direction towards the property from the front boundary of 27 Grey Street.

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Looking in a northern direction towards the property from the side boundary of 27 Grey Street located along Queen Street.



Looking in a north-westerly direction towards the rear of the property from the side boundary of 27 Grey Street located along Queen Street.



Looking in a north-westerly direction towards the rear of the property from Queen Street.



Looking in northern direction towards St John's Anglican Church located at 36 Grey Street, Clarence Town from Queen Street.



Looking in a north-easterly direction towards 36 Grey Street from the corner of Grey Street and Queen Street.



Looking towards the property in a westerly direction from the property 36 Grey Street.



Looking towards the property in a south-westerly direction along Grey Street.



Looking towards the property in a southerly direction along Grey Street.



Looking in a southerly direction along Grey Street towards the property.



Looking towards the rear of the property in a westerly direction from Grey Street



Looking in an easterly direction towards the rear of the property from Queen Street.

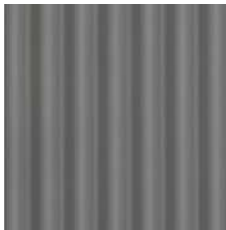


Looking in an easterly direction towards the rear of the property from Queen Street.

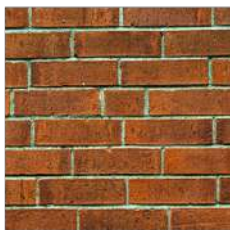
- l. The significance of the Conservation Area will not be diminished as a result of the proposed development which is reasonably well located on the outskirts of the existing commercial centre of Clarence Town.
- m. Views from within the Conservation Area will be minimally affected with the proposal obscured from view from the north looking along Grey Street as well as from the west along Queen Street. The proposal occupies a site within a low point in the landscape and as such its prominence is reduced.
- n. The less obscured view of the proposal comes from Queen Street in the south and looking northeast however view impacts are mitigated due to the position of the site, the single storey nature of the proposal and the extent of existing vegetation in the surrounding landscape.
- o. The open village nature, with views out of the precinct, shall remain intact following the proposal.

7.4 Materials and Colours

- a. The material and colour selections for the proposed additions will complement the host building whilst maintaining a contemporary legibility which is important with this type of development.
- b. The proposal draws influence from the materials used in the vicinity whilst providing a clearly contemporary presentation within the streetscape in order to appropriately discern this new design within its old setting.
- c. Mixed red brickwork will reference neighbouring contributory elements as well as the heritage item in the vicinity which is positive.
- d. Natural timber will add natural warmth to the scheme without the need for additional painted or pre-finished materials.
- e. The following colours and materials should be used or similar:
- f. The gutters and downpipes should match the existing scheme, windows or roof colour.



COLORBOND BASALT
NEW ROOF



MIXED RED BRICKWORK
REFERENCING
NEIGHBOURING STRUCTURES



NATURAL TIMBER
TIMBER FEATURE ELEMENTS



CONCRETE
HARDSTAND AREAS

8. RECOMMENDATIONS AND CONCLUSIONS

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

- a. The new work will make a functional improvement over the existing without detracting from the contribution the existing building makes to the Clarence Town Grey Street Precinct Conservation Area.
- b. The proposed design meets the objectives of the DCP and Heritage Guidelines and will sit as a modern infill commercial development within the Clarence Town Grey Street Precinct Conservation Area whilst not detracting from the existing significant building stock.
- c. The following recommendations are made:
 - The triangular section of awning between the existing and new awning on the existing building should be removed or redesigned to mitigate the impact of varying roof pitches. A pergola type linking element could be considered here and may assist with tying the new scheme to the existing visually.
 - The material selections of the proposal need to be confirmed. False timber claddings should be avoided though natural timber claddings would be considered positively.
 - Downpipe positions should be identified on the western elevation to assist with articulating this wall section.
- d. This report shall be read in conjunction with the final development application drawings and Statement of Environmental Effects.
- e. The proposal is respectful of neighbouring properties and will reasonably maintain a positive impact on the existing streetscape.
- f. The final assessment is that, based on the considerations within this Statement of Heritage Impact, the proposal should be approved.



Jason Penhall

CONTEMPORARY HERITAGE



Jadine Penhall

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10. APPENDIX



Statement of Heritage Impact
29 Grey Street, Clarence Town



Looking in a southerly direction along Grey Street from the junction of Grey Street and Queen Street.



Looking towards the monument located at 27 Grey Street from the corner of 29 Grey Street.



Looking towards 32 Grey Street from Queen Street. The Green arrow points in the direction of 29 Grey Street.





Looking in a westerly
direction along Queen
Street.



Looking in a westerly
direction along Queen
Street.



Looking towards the
property 118 Queen
Street.



Looking towards 27 Grey Street and 118 Queen Street.



Looking in a north westerly direction from the rear of the property towards 36 Rifle Street Clarence Town.





