



53 MACQUARIE STREET, COOPERNOOK

STATEMENT OF HERITAGE IMPACT

PROPOSED 1 INTO 99 LOT SUBDIVISION

CONTEMPORARY HERITAGE

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REVISION HISTORY

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1. INTRODUCTION

- a. Contemporary Heritage has been engaged to prepare a Statement of Heritage Impact for 53 Macquarie Street, Coopernook, Lot/Section/Plan no: 101/-/DP1256572.
- 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 53 Macquarie Street, Coopernook and is not within a Conservation Area however is in the vicinity of multiple Heritage Items of Local Significance including 10 & 10A West Street, listed as "St Luke's Anglican Church", 45 Macquarie Street, listed as "Dwelling", 23 West Street, listed as "Dwelling", all listed as being of Local Significance. The site is also in the vicinity of Coopernook Conservation Area to the east.
- d. This report was prepared by CONTEMPORARY HERITAGE.

Nominated Architect: Jason Penhall

BA(Hons.) Arch., PG-Cert. Arch., M.Arch., PG-Dip. Prof. Prac.

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 Coopernook

The area was originally inhabited by the Biripi and Worimi tribes and the name means “the elbow” referring to the bend in the Lansdowne River.

The image below shows the village as it was in 1901. St Luke’s Church can be seen pointed out with the green arrow:



Figure 2 Coopernook – Town scene - 1901

source: State Library South Australia

<https://collections.slsa.sa.gov.au/resource/B+58330/93>

The village of Coopernook is located on the Coopernook Creek close to the Lansdowne River, which feeds into the Manning River and is approximately 24kms from Taree.

The following is taken from the Government Gazette describing the land sold in 1852:

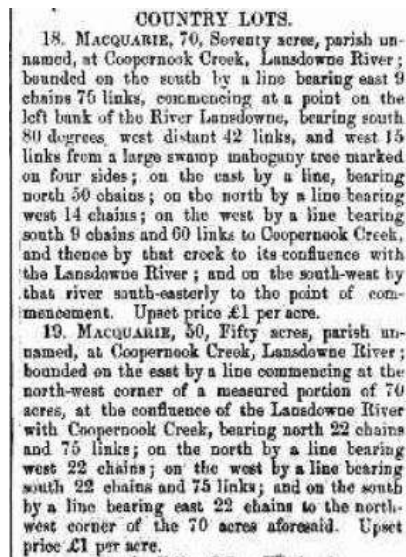


Figure 3 Coopernook Country Lots

source: New South Wales Government Gazette Fri 23 Apr 1852 [Issue No.41] Page 655
<https://trove.nla.gov.au/newspaper/article/230659015/12733148>

The following excerpt is a description of the area taken from the Evening News 19 June 1885. It describes the newly erected bridge, which was placed at the Coopernook Wharf across to Jones Island. Before the new road was built the main road entering Coopernook was directly from the wharf and the Hotel belonging to Mr George Dean Watson was located to the left of the wharf on George Gibson Drive:

On approaching Coopernook from Jones's Island side, the first object of attraction is Gibbon and Co.'s large steam saw mill, one of, the best outside Sydney.

Then we have the fine bridge recently erected, across the Lansdowne River, connecting Jones Island with Coopernook, a boon obtained through the indefatigable efforts of Messrs. Young and Roberts, our worthy representatives. Directly opposite the bridge, on the Coopernook side, is Mr. George Dean Watson's commodious hotel; close to which is Mr. Coleman's general store, a nice weatherboard building; adjoining which is Mr. Rose's blacksmithing establishment and two or three private dwellings; while immediately in front of these is the new capacious wharf.

About half a mile farther on is Coopernook proper, a picturesque village, with houses and shops on each side of the road. The most notable buildings are— the neat public school building, Coopernook Hall, Coopernook House, the residence of Mr. William Newton, the proprietor of the Coopernook and Waterview estates, who may be said to be the nabob of the locality, Ross Brothers' stores, Mr. Thomas Dyke's store, and Mr. Henry Kitz's new and commodious premises shortly to be opened as an hotel, and adjoining which is a nicely kept vineyard, yielding excellent wine.¹

¹ Evening News Fri 19 Jun 1885 Page 3
<https://trove.nla.gov.au/newspaper/article/111013363>

The subject property is located within the grant belonging to "M. Caffrey". West Street runs centrally north to south and the area for a vineyard is pointed out with the green arrow and located below the site for the Presbyterian Church to the east of West Street:

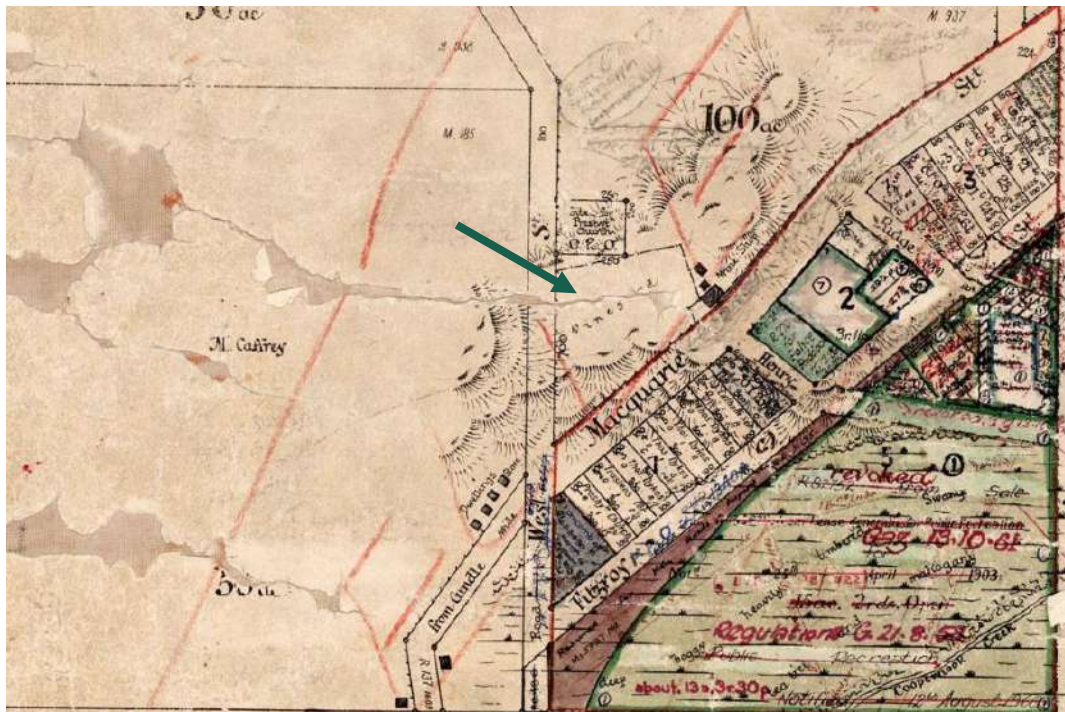


Figure 4 Plan of Village of Coopernook, County of Macquarie, Parish of Lansdowne - 1887
source: NSW Land Registry Parish Maps

**SUPERIOR HERD OF WELL BRED DAIRY CATTLE.
MANNING RIVER.**

By order of the Trustee Mr. Michael Caffrey.

MORT AND CO. will sell by public auction,
at the Rooms, Pitt-street, at 11 o'clock on
TUESDAY the 22nd day of August,
**A VERY SUPERIOR HERD OF QUIET
DAIRY CATTLE,**
consisting of from 200 to 250 head now running
at "Coopernook" on the Manning River, and
bred from **IMPORTED HEIFERS** from the
herds of
W. C. WENTWORTH, ESQ.
These cattle will be delivered to the purchaser
at "Coopernook," Manning River, within one
month from the day of sale.
Terms at sale. 1610

Figure 5 Empire Wed 2 Aug 1854 Page 7
source: trove
<https://trove.nla.gov.au/newspaper/article/60195412>

[illegible]

source: trove

<https://nla.gov.au/nla.obj-592158877>

2.2 St Lukes Anglican Church, 10 West Street – Local I36

St Luke's was opened on 18 September 1886 by Dr Pearson, Bishop of Newcastle and was designed by Mr Hornabrook:

An English Church was lately opened at Coopernook by the Bishop of Newcastle. The building is a pretty one, and is built on a design prepared by Mr. Hornabrook - assistant to the Rev. R. H. Phillips upon land given by Mr. W. Newton, of Coopernook, and the people of the locality have been most generous in their assistance to erect it. A collection of over £10 was taken at the opening.²

The image below shows St Luke's pointed out with the green arrow:



Figure 7 Coopernook, Town Scene – 1901

source: State Library South Australia

<https://collections.slsa.sa.gov.au/resource/B+58330/103>

RELIGIOUS — Coopernook Hall serves as a place for holding Divine worship by the various Protestant denominations, the respected Roman Catholic pastor frequently holding services in private dwellings. The Salvation Army have also a garrison here.³

² Newcastle Morning Herald and Miners' Advocate Mon 20 Sep 1886 Page 6
<https://trove.nla.gov.au/newspaper/article/138954543>

³ Evening News Fri 19 Jun 1885 Page 3
<https://trove.nla.gov.au/newspaper/article/111013363>



Figure 8 St. Luke's Church, Cooperbrook 1901
source: State Library South Australia
<https://collections.slsa.sa.gov.au/resource/B+58330/95>



Figure 9 Interior of St. Luke's Church, Cooperbrook – 1901
source: State Library South Australia
<https://collections.slsa.sa.gov.au/resource/B+58330/96>

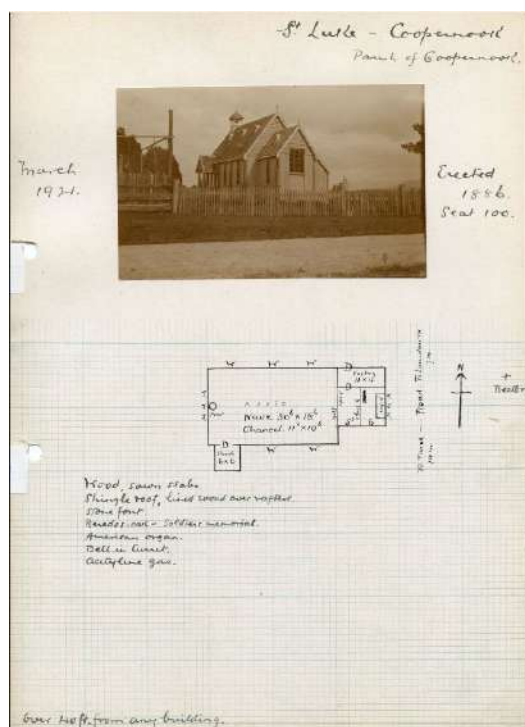


Figure 10 Plan of St. Luke's Church, situated in Coopernook, NSW, Australia
source: University of Newcastle Living Histories
<https://livinghistories.newcastle.edu.au/nodes/view/21068>

There is no Statement of Significance provided on NSW State Heritage Inventory.

Physical Description

Small vernacular timber Church with exposed timber frame and vertical thick timbered slab construction and buttressed timber posts in part. Gothic revival influenced style. Steeply pitched gabled roof with weatherboard infills.

Historical Notes or Provenance

Excellent example of vernacular church construction with timber frame and vertical board construction. Prominently site and forms group with adjacent rectory. Includes later asbestos shingle tile roof.

2.3 Coopernook Public School – Building B00H, Buildings B00a-B00d – Local I14 Public School Residence, Macquarie Street, corner George Gibson Drive – Local I15

An application was made for a Public School in 1876:

[3679] Council of Education Office,
Sydney, 21st November, 1876.
NEW PUBLIC SCHOOL.
IT is hereby notified, for general information, in accordance with the provisions of the 24th section of the Public Schools Act of 1866, that an application has been received at this Office for the establishment of a Public School at
Coopernook, Manning River.
By order of the Council of Education,
W. WILKINS,
Secretary.

Figure 11 New South Wales Government Gazette 24 Nov 1876 Pg 4803

source: trove

<https://trove.nla.gov.au/newspaper/article/223098079>

In 1887 tenders were invited:

Department of Public Instruction, Sydney, 20th October, 1887.

TENDERS are invited for Additions and Improvements to the Public School and Teacher's residence at Coopernook.⁴



Figure 12 Coopernook Public School

source: NSW State Archives collection

https://www.records.nsw.gov.au/image/15051_a047_003296

⁴ The Manning River Chronicle 7 Nov 1887 Page 3
<https://trove.nla.gov.au/newspaper/article/267810998>



Figure 13 Coopernook Public School
source: NSW State Archives collection
<https://mhns.w.au/collections/state-archives-collection/>



Figure 14 School Students – 1901
source: State Library South Australia
<https://collections.slsa.sa.gov.au/resource/B+58330/103>

School improvements:

A large number of trees have lately been planted in the Coopernook Public School ground, and have had wooden guards placed round them.⁵

⁵ The Manning River Times and Advocate for the Northern Coast Districts of New South Wales 5 Oct 1898 Page 2
<https://trove.nla.gov.au/newspaper/article/171621654>



Figure 15 Coopernook Public School – July 2020

source: NSW State Heritage Inventory

<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1660242>



Figure 16 Coopernook Public School – July 2020

source: NSW State Heritage Inventory

<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1660242>

There is no Statement of Significance provided on NSW State Heritage Inventory.

Physical Description

This is a well-kept and original house of continuing Victorian Style though probably built in the early twentieth century. The original front door, sidelights and French doors enhance its intact, original condition.

Historical Notes or Provenance

The house is located in a conspicuous position on the old highway opposite "Calton Park" and forms a small group with this and some rural outbuildings.

2.4 Dwelling - 45 Macquarie Street, Coopernook – Local I28



Figure 17 45 Macquarie Street – July 2020

source: NSW State Heritage Inventory

<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1660245>

There is no Statement of Significance provided on NSW State Heritage Inventory.

Physical Description

Single storey vertical board construction with large hipped corrugated iron roof.

Small eaves overhang and some additions such as side and rear verandah enclosure in cement sheet. Front intergral verandah is deeply recessed with timber posts at regular centres. Balustrade appears to have been replaced.

Residence indicates vernacular construction from use of vertical slab boarding.

Rear and side timber sheds appear original.

Historical Notes or Provenance

Unique vernacular style residence in elevated position in Macquarie Street Coopernook.

2.5 Dwelling – 23 West Street – Local I37



Figure 18 23 West Street – July 2020

source: NSW State Heritage Inventory

<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1660246>

There is no Statement of Significance provided on NSW State Heritage Inventory.

Physical Description

Single storey vertical board construction with gabled corrugated iron roof. Strong miners cottage influences.

Small eaves and rear verandah enclosure in vertical boards and horizontal weatherboarding. Front skillion verandahs with timber posts.

Shade cloth and cement sheet enclosure to front verandah detracts.

Historical Notes or Provenance

Early vernacular building. Excellent example of type.

2.6 Dwelling – 11-13 West Street – Previously I35

Listed as 11-13 West Street the property, previously I35 this property is located at 11 West Street and burned down in 2009.



Figure 19 11-13 West Street – July 2020

source: NSW State Heritage Inventory

<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1660248>

Statement of Significance

Former local heritage item on the LEP item No 35

Heritage item I35, being a house that represented the original built form of the Coopernook village, burnt down in 2009. The site is listed as a heritage item and abuts the Conservation Area – Coopernook (Ref C6) to the south (shown as red hatching). While it is recognised that the site no longer has a heritage building on site, it is an important entry point into this Conservation Area. As such, it is proposed to remove the Heritage Item (I35) from the register, and extend the Conservation Area – Coopernook (Ref C6) over the subject site. This will ensure that consideration is given in the design, layout and placement of any new building to ensure the surrounding heritage value of this area is maintained.

Physical Description

Single storey weatherboard construction with hipped corrugated iron roof.

Federation style influences with small eaves overhangs. Deeply recessed bullnose front verandah with side enclosures. Timber posts at regular centres. Review original balustrade materials. Large grounds.

Historical Notes or Provenance

Forms streetscape item in elevated position.

2.7 Dwelling , former Anglican Rectory, 7-9 West Street – Local I34

The following is a description of the Rectory, which was completed in 1912:

The parochial council have accepted the tender of Mr. A. Rye, of Wingham, for the erection of the rectory at Coopernook. The building is to be constructed of rusticated weatherboards and lining. The walls will be twelve foot from floor to ceiling, and the building overall will be 70 feet in length and 50 feet in width, with verandah all round, finished with cast brackets and bull-nosed Iron roof. The building will be very spacious one with thirteen rooms, comprising sitting-room, five bedrooms, dining-room, study, kitchen, laundry, pantry, lumber-room, bathroom, and a six feet hall running through the building. The contract price £810. The stables and fencing will cost an extra £40.⁶



Figure 20 The Rectory, Coopernook, NSW, Australia, 7-9 West Street

source: NSW State Heritage Inventory

<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=20824>

A small note was made about the completion in 1912:

The new rectory at Coopernook is nearly finished -⁷

NOTE: Although the plan below, which was drawn in March 1921, states "Erected in 1910" as can be seen from the above information it was tendered for in 1911 and completed in 1912:

⁶ Newcastle Morning Herald and Miners' Advocate 21 Sep 1911 Page 3

<https://trove.nla.gov.au/newspaper/article/135414389>

⁷ The Maitland Daily Mercury 30 Apr 1912 Page 2

<https://trove.nla.gov.au/newspaper/article/123095329>

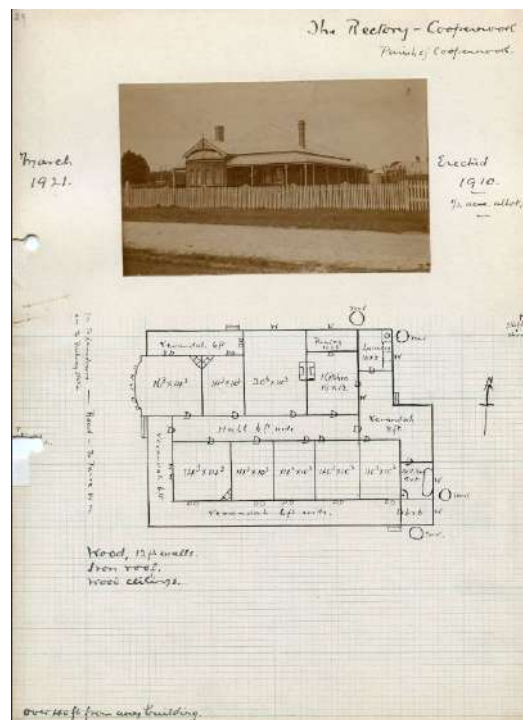


Figure 21 Plan of the Rectory, situated in Coopernook, NSW, Australia
source: University of Newcastle Living Histories
<https://livinghistories.newcastle.edu.au/nodes/view/20825>

There is no Statement of Significance provided on NSW State Heritage Inventory.

Physical Description

Single storey Victorian weatherboard residence

Single storey Victorian weatherboard constructed residence with large hipped corrugated iron roof. Tall brick chimneys and large front circular bay window feature, with segmented corrugated iron roof and turned timber finials.

Small eaves overhang. Front and side bullnose verandahs are deeply recessed with timber posts,, with wrought iron brackets and valance, at regular centres.

Historical Notes or Provenance

Excellent example with Victorian design features constructed in early 20th Century. Forms group in conjunction with St Lukes Church opposite which demonstrates importance of Church in early 20th Century. Prominent townscape item

2.8 Dwelling , 5 West Street – Local I33



Figure 22 5 West Street, Coopernook – July 2020

source: NSW State Heritage Inventory

<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1660250>

Statement of Significance

This dwelling is significant for its location and possible association with the religious group of properties including the Coopernook Anglican Church and Rectory, opposite and neighbouring.

Physical Description

Single storey weatherboard construction with large hipped corrugated iron roof and decorative brick chimney.

Skillion verandahs to 3 sides (some enclosed) are deeply recessed with timber posts at regular centers. Balustrades of timber picket construction. Small eaves overhang due to enclosed verandahs.

Attractive grounds, prominently sited in high position.

Historical Notes or Provenance

Significant for possible religious influences from nearby Anglican Church and Rectory.

3. PLANNING AND HERITAGE CONTEXT

3.1 Greater Taree Local Environment Plan 2010

The subject site is listed as being in the vicinity of a heritage item listed in Schedule 5.

Suburb	Item name	Address	Property	Significance	Item
Coopernook	Dwelling	45 Macquarie Street	Lot 72, DP 581809	Local	I28
Coopernook	Public school buildings	Macquarie Street, corner George Gibson Drive	Lots 47 and 151, DP 754429	Local	I14
Coopernook	Public school residence	Macquarie Street, corner George Gibson Drive	Lot 46, DP 754429	Local	I15
Coopernook	St Lukes Anglican Church	West Street	Part Lot 216, DP 754429	Local	I36
Coopernook	Dwelling	5 West Street	Lot 2, DP 926494	Local	I33
Coopernook	Dwelling, former Anglican Rectory	7-9 West Street	Lots 3 and 4, DP 926494	Local	I34
Coopernook	Dwelling	23 West Street	Lot 14, DP 4865	Local	I37

The following is an extract from the LEP that is relevant to this proposal:

5.10 Heritage conservation

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development—

- (a) on land on which a heritage item is located, or*
- (b) on land that is within a heritage conservation area, or*
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),*

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

In compliance with Clause 5(c) a Statement of Heritage Impact has been prepared to assess the impact that the proposed development will have on the significance of the Conservation Area.

3.2 Development Control Plan

F2. Development requirements

Heritage buildings and conservation areas are not museum exhibits, they are our homes and workplaces and need to adapt to modern lifestyle requirements. Such adaptation can be successfully accommodated without detracting from the building's heritage significance. The following development assessment requirements identify the main principles and elements, which need to be considered to ensure protection of heritage significance.

All new development in conservation areas should be treated as infill development and should respect the design of its neighbours and the key values of the conservation area.

Similarly, all new development adjacent or in the vicinity of a heritage item/archaeological site should also respect the heritage design and its key values.

Alterations and additions to heritage items and contributory buildings within a conservation area are to be designed and sited to ensure the retention of any contributory features or characteristics of the building and the streetscape of the conservation area in which they are located. It is also encouraged to remove nonconforming parts and put back detail known from documentary evidence to have once existed.

*Heritage requirements contained in this part apply **in addition** to the development requirements of other relevant parts of this DCP.*

The following guidelines, requirements and controls aim to ensure that development is sympathetic to the key values and heritage significance of the archaeological site, heritage item or heritage conservation area and apply to:

- *alterations and additions to heritage items*
- *all development affecting buildings and sites within a heritage conservation area.*

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.*

4. PHYSICAL DESCRIPTION

4.1 Context

- a. The subject site is located at 53 Macquarie Street, Coopernook. The property is situated centrally on a large plot with a long access driveway from Macquarie Street.
- b. The site is not a Heritage Item and is not within a Conservation Area, however the property is in the vicinity of multiple Locally Significant Heritage Items including "Dwelling" 45 Macquarie Street, "Public school buildings" Macquarie Street, corner George Gibson Drive, "Public school residence" Macquarie Street, corner George Gibson Drive, "St Lukes Anglican Church" West Street, "Dwelling" 5 West Street, "Dwelling, former Anglican Rectory" 7-9 West Street, "Dwelling" 23 West Street.
- c. The site is a large, semi-rural lot within an RU5: Village and RU1: Primary Production zone.

4.2 Summary Condition

Exterior	
	
<p>Looking towards the residential dwelling located centrally to the lot. Image shows timber and metal boundary fencing and metal framed gate typical to rural areas.</p> <p>Image shows single story residential cottage with corrugated steel roofing and a wrap around verandah.</p>	<p>Looking towards the dwelling side boundary fencing in a southerly direction. Image shows medium to high profiled steel fencing.</p>

Statement of Heritage Impact
53 Macquarie Street, Coopernook

	
Looking towards the property in a westerly direction. Image show single dwelling in a rural lots.	Looking towards access gate to rear grass area surrounding the dwelling. Image show Public School to the left of the image.
	
Looking towards the property in a north westerly direction. Image shows boundary fence around the dwelling separating the dwelling from the surrounding rural fields.	Looking towards the property in a northern direction towards existing driveway. Image shows existing trees.
	
Looking towards the property from surrounding fields in a north westerly direction. Image shows continuation of fencing towards the rear of the property.	Looking towards the property from surrounding fields in a north westerly direction. Image shows continuation of fencing towards the rear of the property.



Looking along the dwellings boundary fence in a north easterly direction



Looking along the rear of the dwellings boundary fence. Image shows continued profile steel fencing.



Looking towards the rear of the dwelling in an easterly direction.



Looking towards the property in an easterly direction, from the rear field.



Looking past the dwellings rear boundary fence towards the side boundary of the property in a north easterly direction. Image shows existing steel shed.



Looking towards the property in a south easterly direction.

	
<p>Looking towards the existing dwelling in a southerly direction. Property boundary to the left, existing shed centrally, existing dwelling to the right of the image.</p>	<p>Looking towards the existing dwelling in a southerly direction. Property boundary to the left, existing shed centrally, existing dwelling to the right of the image.</p>
	
<p>Looking from in front of the existing shed towards the existing dwelling in a southerly direction.</p>	<p>Looking towards the existing dwelling in a westerly direction from property front grounds.</p>
	
<p>Looking along existing fence towards the property in a westerly direction.</p>	<p>Detailed view showing typical fencing located throughout the property.</p>

	
<p>Looking along the driveway towards Macquarie Street entrance in a southerly direction.</p>	<p>Looking along existing driveway towards the property. Image shows existing dirt and gravel road with mature trees to either side.</p>
	
<p>Image shows driveway access to 53 Macquarie Street, from Macquarie Street. Property to the left of the image is 49 Macquarie Street, Coopernook.</p>	

6. THE PROPOSAL

6.1 Introduction

- a. The proposed development includes the retention of the existing house and the subdivision of the surrounding property into 99 smaller residential lots.
- b. The proposal includes construction of a new public road with access via Macquarie Street and West Street.
- c. The land shall be subdivided into separate torrens titled lots and will vary in size from 1000m² to 3.6HA.

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 **Calco Surveyor Pty Ltd**:

Page No	Description	Issue	Date
001	Plan of Proposed Lot Layout		09/08/2023

Statement of Heritage Impact
53 Macquarie Street, Coopernook

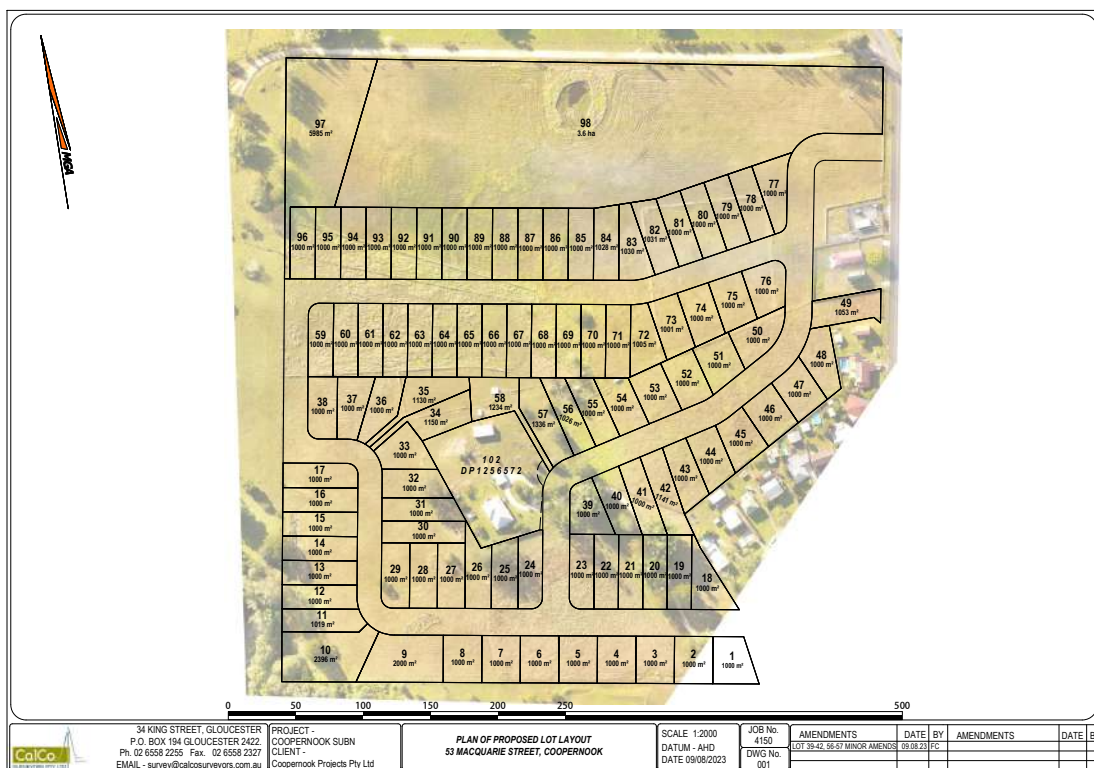
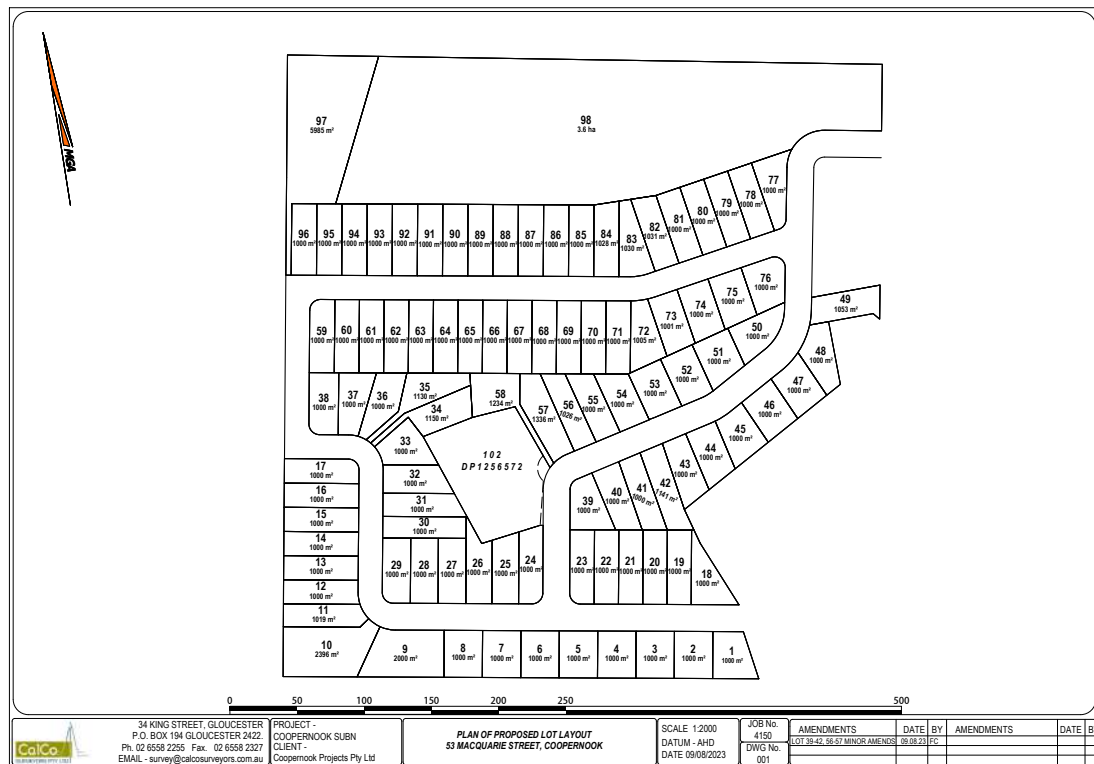


Figure 23 Proposed Subdivision
source Calco Surveyor Pty Ltd

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 adjacent Coopernook Conservation Area
 - impact of 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 Heritage Items and the policies and guidelines of the relevant planning instruments.

7.2 Assessment of Impacts

- a. The existing large dwelling does not have any heritage significance and will remain unchanged. The proposed subdivision permits a suitably large central lot in order to retain the house whilst allowing it to sit comfortably within the proposed new subdivision.
- b. Very little of the proposed subdivision directly adjoins Coopernook Conservation Area, limited to that area of land immediately to the west and south of St Lukes Anglican Church. The remainder of the site is buffered from the Conservation Area by existing residential development.
- c. The development proposes a public road layout that is generally consistent with the natural topography of the site but is also perpendicular to the layout of the Conservation Area which is positive. A clear change in orientation whilst maintaining typical lot sizes of 1000m² will allow a distinction between the historic village and this later residential subdivisions whilst the lot size will remain relatively consistent with the existing village which is predominantly formed of quarter acre blocks of around 1,012m².
- d. This sympathetic subdivision pattern maintains the legibility of the Conservation Area whilst remaining sympathetic in size which will, in turn, govern the sizes of future dwellings within the new subdivision.

St Luke's Anglican Church and Anglican Rectory

- e. The position of the new public road, which runs generally north, will mitigate the impact of development to the rear of the church, allowing visibility to and from the church and providing a buffer between the church and any new future residential development to the west.
- f. The new residential lot to the south of the church will maintain the existing subdivision pattern and will allow a new infill development which should face West Street. New infill development should be separately assessed to ensure consideration of the guidelines of the DCP and to mitigate impact on the adjacent Conservation Area, St Luke's Anglican Church and the Rectory opposite.
- g. The curtilage of St Luke's Anglican Church and the Anglican Rectory at 7-9 West Street is considered to be an *Expanded Curtilage* that encompasses both properties and the

section of West Street between them. This is because they are associated with one another and read as a group. This curtilage is limited by those external property boundaries in all outward directions and as such does not extend into the boundaries of the subject site.

Heritage Listed Dwellings

- h. The remaining heritage listed dwellings in the vicinity are considered to have a *Lot Boundary Curtilage*, these heritage items are all significant as representative examples of their type and their association with the early development of Coopernook, and as such adjacent development has a more limited capacity for impact on their significance.
- i. In this instance and with relation to the heritage listed dwellings in the vicinity the proposed subdivision occurs to the rear or opposite and does not affect the legibility or visibility of the heritage items from the present public domain.
- j. Future infill development should be separately assessed to ensure consideration of the guidelines of the DCP and to mitigate impact on the adjacent heritage item in each instance, however the provision of future development in principal will not impact the significance of these heritage items.

Coopernook Public School

- k. The public school consists of a group of buildings on a large and “conspicuous” lot to the west of Macquarie Street. This heritage item shall remain visible from Macquarie Street.
- l. The future development of Lot 1 should permit a suitable front setback in order to mitigate impact of views from Macquarie Street to the school from the north-east however the lot appears to be of a suitable size to enable this to be managed as a part of any future development application.
- m. The setting of Coopernook School shall be somewhat altered by the proposed subdivision to the north however the existing setting is a combination of residential and semi-rural and this shall essentially remain unchanged, with existing rural land to the south and west remaining unchanged.
- n. The proposed subdivision and modified setting will not diminish the significance of the heritage item. The school is considered to have a *Lot Boundary Curtilage* which does not extend north into the adjacent site but rather terminates at the northern boundary of the Item. It is considered that the school itself maintains sufficient grounds and landscape areas to maintain its setting with minimal impact from the proposed subdivision to the north.
- o. As mentioned previously, future infill development should be separately assessed to ensure consideration of the guidelines of the DCP and to mitigate impact on the adjacent heritage item, however the provision of future development in principal will not impact the significance of these heritage items.
- p. The proposed lot size and subdivision pattern employed to Lots 1-10 immediately adjacent to the school will allow proposed dwellings to face inward towards the subject site rather than outwards and towards the Heritage Item. Rear setback controls combined with heritage impact considerations will enable suitable setbacks from the Heritage Item and

the opportunity for deep soil planting to the boundary line for new lots as well as the Heritage Item which is positive and will further mitigate any future impacts.

General

- q. The subdivision pattern and lot sizes proposed will ensure a suitable scale for future development. New infill development in the vicinity of the adjacent Heritage Items and Conservation Area shall be separately assessed but in principal should not result in unsympathetic development or diminish significance of those heritage elements.
- r. New infill development should give consideration to proportions and roof pitches of those significant elements in the vicinity. Controls for new development further to the west and away from existing heritage elements will have more flexibility.
- s. The proposed subdivision pattern will generally allow rear setbacks to adjoin the boundaries of heritage items which will provide additional buffer space and mitigate potential impacts.
- t. Existing large trees should be retained where it is practicable to do so. As above, deep soil zones are generally provided within rear setbacks and as such afford the opportunity for future larger tree plantings that will assist in creating a buffer between new development and existing heritage elements.
- u. The proposed development lies adjacent and behind existing development along West Street and Macquarie Street and as such there is minimal impact on views to and from the Conservation Area and Heritage Items in the vicinity which should remain largely uninterrupted.

7.3 Views and Settings



Looking from the existing residence south towards Coopernook Public School.



Looking from the existing residence southeast towards Macquarie Street.



Looking from the existing residence south towards Coopernook Public School.



Looking from the existing residence south towards Coopernook Public School.





Looking from the existing residence south towards Coopernook Public School.




Looking from the existing residence south towards Coopernook Public School.

	
Looking from the existing residence south towards Coopernook Public School.	Looking from the existing residence south towards Coopernook Public School.
	
Looking from west of the existing residence southeast towards Coopernook Public School.	Looking from west of the existing residence southeast towards Coopernook Public School.
	
Looking west from the centre of the subject property.	Looking west from the centre of the subject property.

	
<p>Looking from behind the properties existing rear garden boundary fence in a southern direction towards neighbouring property at 61 Macquarie Street.</p>	<p>Looking from behind the properties existing rear garden boundary fence in a northerly direction.</p>
	
<p>Looking from behind the properties existing rear garden boundary fence in a northerly direction towards property's existing shed structure.</p>	<p>Looking in a northerly direction from the properties existing rear garden fence.</p>
	
<p>Looking along existing side boundary line in an easterly direction</p>	<p>Looking along existing side boundary line in a north-easterly direction</p>

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<p>Looking along existing side boundary line in a northerly direction</p>	<p>Looking from property boundary line towards West Street in an easterly direction</p>
	
<p>Looking from the side of the property in a south-easterly direction towards Macquarie Street.</p>	<p>Looking towards West and Macquarie street in an easterly direction.</p>
	
<p>Looking towards West and Macquarie Streets in an easterly direction.</p>	<p>Looking towards Macquarie street in a southern direction</p>

	
<p>Looking towards Coopernook School in a southern direction from the property's existing driveway.</p>	<p>Looking towards Macquarie and West Streets in a westerly direction from the properties existing driveway.</p>
	
<p>Looking towards West and Macquarie Streets in a south westerly direction from the property's existing driveway.</p>	<p>Looking towards St Luke's Anglican Church at 10 West Street from West Street in an easterly direction toward the property.</p>
	
<p>Looking through 10 West and 6 West street toward the property in an easterly direction.</p>	<p>Looking past 10 West Street in an easterly direction, 10A west Street visible to the right of the property.</p>

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Looking along West Street in a southern direction toward 12 West Street.	Looking toward the property in a south-west direction.
	
Looking in a southern direction.	Looking towards 23 West Street.
	
Looking along the boundary of 53 Macquarie Street in a south westerly direction from West Street.	Looking towards the property from the front of 23 West Street.

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Looking towards the property at 11 West Street.	Looking towards the property in a south westerly direction. 4 West Street and 6 West Street visible to the left and 10 West Street to the right.
Looking towards the Former Anglican Rectory at 7-9 West street	Looking along West Street in a southern direction, 10 West Street visible to the right.
Looking towards 11 West Street. The boundary wall of 7-9 West Street visible to the right.	Looking towards 7-9 West Street.

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Looking toward the property from the front boundary of 11 West Street.	Looking toward the property boundary of 11 West Street.
	
Looking toward the property on 5 West Street.	Looking towards 61 Macquarie Street in a Westerly direction from Macquarie Street.
	
Looking along Macquarie Street from the front of 61 Macquarie Street toward the property in a northerly direction.	Looking past the front boundary fence of 61 Macquarie Street toward the property in a north westerly direction.

	
<p>Looking past the front boundary fence of 61 Macquarie Street toward the property in a north westerly direction.</p>	<p>Looking along Macquarie Street toward the property a northerly direction from the front boundary of 50 Macquarie Street. Front boundary of 61 Macquarie Street visible to the left.</p>

- a. The significance of the Heritage Items in the vicinity will not be diminished as a result of the proposed subdivision which is reasonably well located adjacent to but separated from the existing.
- b. Views to and from the Heritage Items and Conservation Area shall be largely maintained although under a more developed setting.

7.4 Materials and Colours

- a. Material and colour considerations do not form part of this assessment though should be considered as a part of any development applications for future development.
- b. Materials and colour selections should be generally in accordance with *Greater Taree DCP 2010 Part F 2.25 Building elements, materials, finishes and colour schemes* from which the following is extracted:

Explanation

Often it is not possible, or desirable, to replicate original materials due to cost constraints or lack of availability. The principle should be to use materials and colour schemes, which visually relate to or approximate the building elements of the earlier work in size, style and type of finish...

Objectives

Ensure that materials and colours used on new buildings ... respect the significance and character of existing buildings and surrounding areas.

8. RECOMMENDATIONS AND CONCLUSIONS

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

- a. The impact of elements of the proposed subdivision that would detract from the significance of the Heritage Items and Conservation Area have been mitigated suitably and shall help to ensure that the significance of those elements is not diminished.
- b. The proposed design meets the objectives of the DCP and Heritage Guidelines and shall be read in conjunction with the final development application drawings and Statement of Environmental Effects.
- c. The proposal responds positively to the existing subdivision pattern of Coopernook and does not detract from the presentation of the Heritage Conservation Area.
- d. Any future development will need to be assessed on its own merits however the lot sizes proposed allow for flexibility in the design of new infill development which is positive.
- e. The final assessment is that based on the considerations within this Statement of Heritage Impact, and following the aforementioned recommendations, the proposal should not be refused on heritage grounds.



Jason Penhall

CONTEMPORARY HERITAGE



Jadine Penhall