

# **Statement of Heritage Impact (SOHI)**

**Impact of Subdivision of 14 John Potts  
Drive, Junee on the Monte Cristo  
homestead, LEP Item I17, Junee LEP**

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**Issue: 1**



## STATEMENT OF HERITAGE IMPACT 14 JOHN POTTS DRIVE JUNEE

This Statement of Heritage Impact has been prepared by Camilla Rocks, on behalf of the proponents for the development at 14 John Potts Drive Junee.

Material is provided for the assessment of a Development Application only. If material is required for any other use, the user is to contact Camilla Rocks for permission.

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## 2 EXECUTIVE SUMMARY

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The principal planning control for the site is the Juneе Local Environment Plan 2012. The site is not individually listed and is not located within the Heritage Conservation Area. There is one local item listed under Schedule 5, Part 1 of the JLEP 2012, in the vicinity of the subject site. Under Part 5.10 of the LEP, Council must consider:

(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.

The appropriate heritage management document in this instance is a Statement of Heritage Impact (SOHI). This statement has been prepared at the request of the owner of the site and accompanies the development application prepared by the owner.

The conclusion drawn in this SOHI, is that would not have a detrimental impact on the significance of the building, site, or the heritage items in the vicinity.

## 3 INTRODUCTION

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### 3.1 BACKGROUND

This Statement of Heritage Impact has been prepared on behalf of Troy Raulston and Jenna Pollard to support a Development Application on the site 14 John Potts Drive, Juneе for a proposed residential subdivision with 44 Torrens title lots and 2 new roads.

This report is required because the subject site adjoins a heritage item to the north.

A SOHI should include the following information (as outlined in the DPE Guidelines for preparing a statement of heritage impact):



- site description (including site map)
- site history
- physical analysis
- heritage significance of the item, its elements, and its setting (this may be the existing assessment of significance for the heritage item, although an updated or more rigorous assessment may be required)
- description of proposed works and/or activities
- a detailed heritage impact analysis and assessment against the heritage item's identified levels of heritage significance (separated into impacts to local, state and national or world heritage significance as applicable)
- in the case of non-listed items within heritage conservation areas or works in the vicinity of heritage items, an assessment of how the proposed works contribute to or detract from the significance of the heritage items
- a conclusion, including recommended conditions and/or mitigation measures.

### 3.2 LIMITATIONS

The site was inspected and photographed by the author. The inspection was undertaken as a visual study only. The historical overview provides sufficient historical background to provide an understanding of the place in order to assess the significance and provide relevant recommendations, however, it is not intended as an exhaustive history of the site.

This SOHI is based upon an assessment of heritage issues and is not intended to address planning or compliance issues. Compliance with planning instruments and policies, the National Construction Code and matters relating to structural integrity, land contamination, servicing and any other non-heritage matters will be addressed by others.

This SOHI does not address items of moveable heritage. It is outside the scope of the report to locate and/or assess potential archaeological deposits in the subject site.

While an Aboriginal history is beyond the scope of this report, it is acknowledged that Cootamundra lies within the traditional lands of the Wiradjuri people.

### 3.3 IDENTIFICATION OF THE SITE

The site for development is formally identified as 14 John Potts Drive Junee, comprising of Lot 20 Deposited Plan 1282085. It is located on the southern side of John Potts Drive, as identified in Figure 1 below.

The site has undergone earthworks in the past to shape 2 distinct recreation areas. There is a flat area at the southern end and a flat sports field at the northern end.



Figure 1 Identification of subject site (Source: ePlanning Spatial Viewer)

The site is located in the Junee Council Local Government Area (LGA), in the township of Junee.

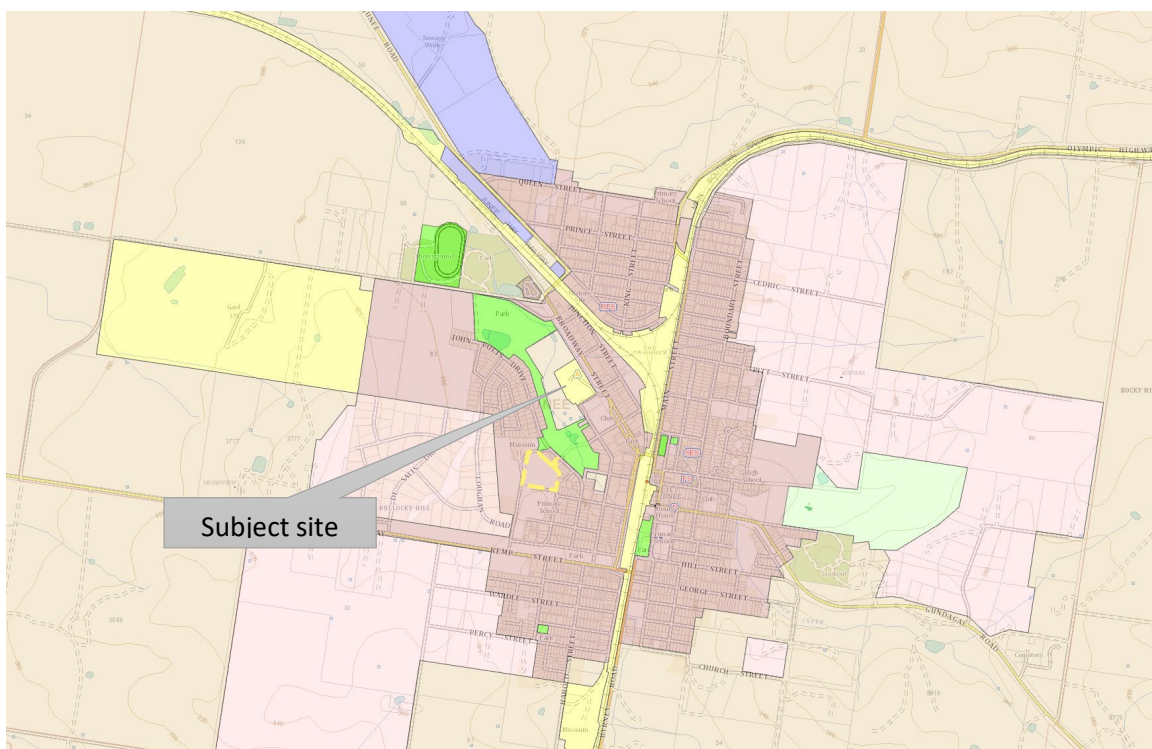


Figure 2 Location of subject site (Source: ePlanning Spatial Viewer)

There is residential development adjoining the site on the north-eastern boundaries, with recreational land beyond. There is a church and school directly adjoining the site to the south. The land on the northern and western sides of the site form part of the Monte Cristo homestead site, which is a listed heritage item. streetscape in the vicinity of the subject site is generally consistent as a residential precinct. Development is generally low to medium density residential.



The site hosts some remnant structures but is largely vacant. There is vegetation clustered at the northern end of the site, with treelines along the western boundary and through the middle of the site. Boundary fencing is partly in place as surrounding lots are developed and there is a rural style fence at the northern end. There is a cricket pitch on the northern part of the site and the remnant sports courts are located on the southern part of the site. The remaining development indicates the sites history as part of the recreational area of the primary school that is part of the Catholic Church development to the south.



*Figure 3 Southern part of site with former courts*

The site 14 John Potts Drive June has an area of approximately 3.5 hectares. The site is an irregular shape, with an access handle to John Potts Drive, of approximately 23 metres.





*Figure 4 Monte Cristo Road with subject site to the right*





*Figure 5 View of the subject site from Monto Cristo*



*Figure 6 View to Monte Cristo from subject site*





*Figure 7 View to Monte Cristo from subject site*



*Figure 8 View to Monto Cristo from John Potts Drive*



## 4 HERITAGE STATUS

The subject site is not listed as an item of environmental heritage under Schedule 5 of the Junee LEP 2012. Further, it is not listed on the NSW State Heritage Register, the National Trust and is not noted as having archaeological significance.

A desktop search of the Aboriginal Heritage Information Management System (AHIMS) revealed no sites of known Potential Archaeological Deposits (PADs) in the development site or within a 1000m radius. Disturbance resulting from development reduces the likelihood of Aboriginal archaeological finds. However, if any Aboriginal cultural remains are exposed during works, then all work would need to cease until an appropriate permit has been obtained.

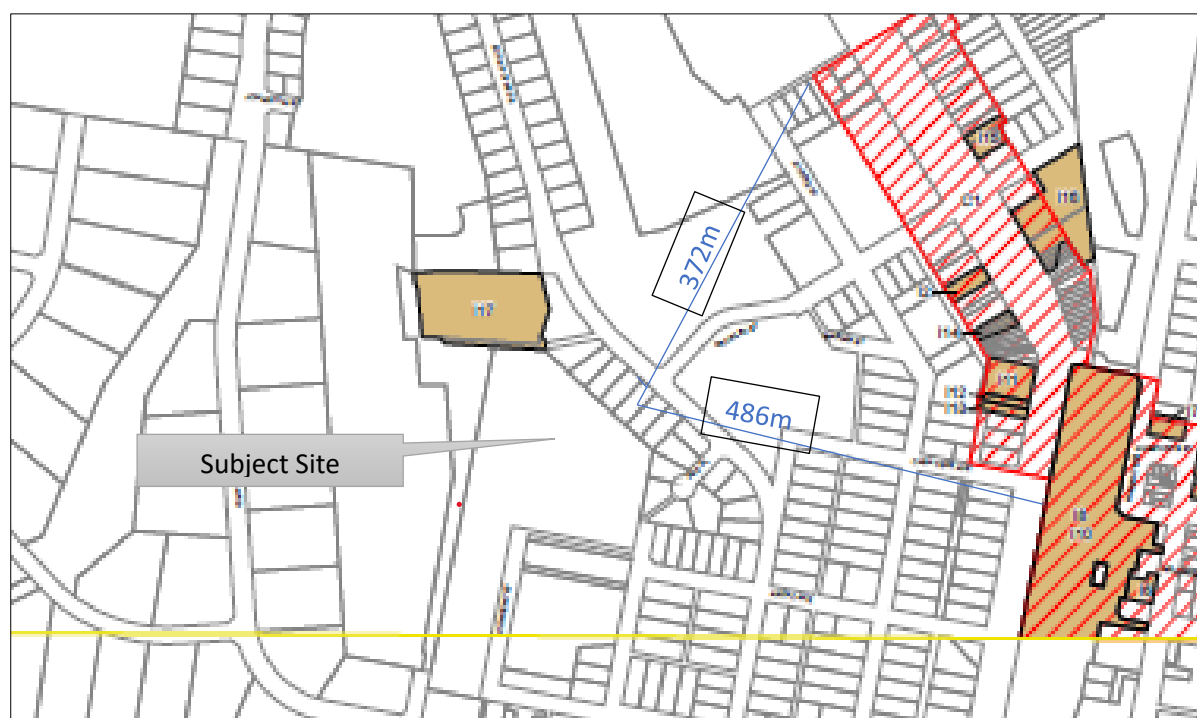


Figure 9 Extract from JLEP Heritage Map HER\_002A. Heritage items are shaded brown and the conservation area is hatched red

The subject site is not located within the boundaries of a Heritage Conservation Area.

#### 4.1 HERITAGE ITEMS IN THE VICINITY

There is no statutory definition of “vicinity” in the heritage context. For the items near the subject site, “in the vicinity” has been determined with reference to physical proximity and impact on existing and potential view corridors. Distances to heritage items are shown on the plan in Figure 3. As illustrated in Figure 3, there is 1 heritage item within the vicinity of the subject site. The item is of local significance. Items in grey are assessed as not being visible to and from the subject site. The Junee Conservation Area can be seen in Figure 3 as a red hatched area.

Item name	Location	Listing ID
<b>Junee Heritage Conservation Area</b>	Shown by a red outline with red hatching	C1
	89 Broadway	
<b>Athenium Theatre (former Jadda Centre)</b>		I2 – State Significant
<b>ANZ Bank</b>	97 Broadway	
		I14
<b>Junee Hotel</b>	21 Seignior Street	I11
<b>Filewood’s (former General Store)</b>	23 Seignior Street	I12
<b>Former solicitor’s office</b>	25 Seignior Street	I13
<b>Monte Cristo</b>	John Potts Drive and Monte Cristo Road	I17
	Lot 5, DP 18362; Lots 20 and 21, DP 833292	



## 4.2 SITE AND ITS CONTEXT

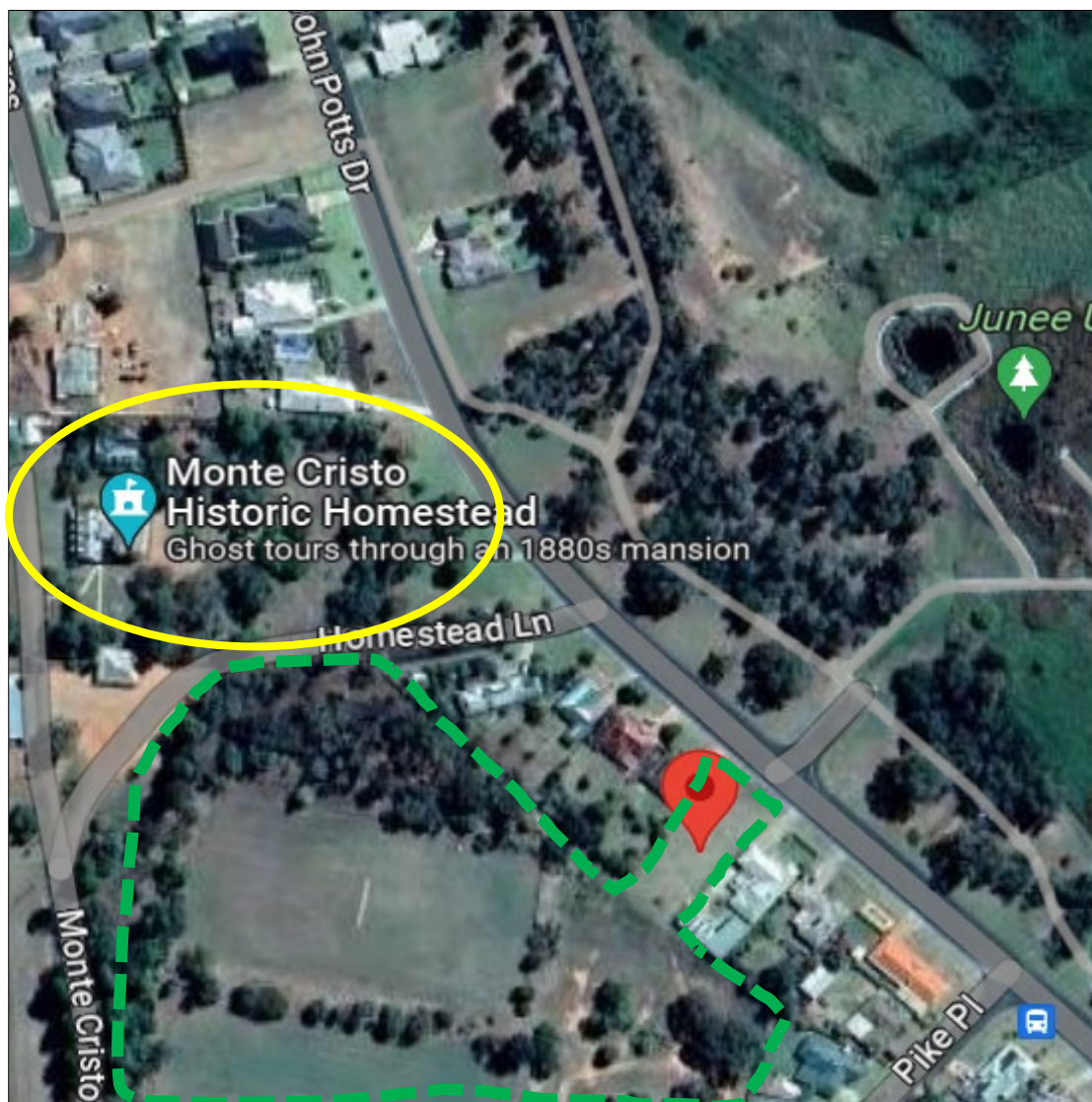


Figure 10 Aerial view of site (green dashed) and adjoining heritage item (yellow line) (Google Maps 14.8.23)

The subject site is immediately south of the heritage item, Monte Cristo. The curtilage of the heritage item is contained within the property boundary. The subject site is largely undeveloped.





Figure 11 Aerial photo of site 1968 (Source: <https://portal.spatial.nsw.gov.au>)



Figure 12 Aerial photo of the site 1990 (Source: <http://portal.spatial.nsw.gov.au>)

#### 4.2.1 Summary History of Monte Cristo

Christopher William Crawley (1841 – 1910) was a farmer who bought two parcels of land in the town Junee, gazetted in 1863, to build his family home. The family lived in a slab hut. In 1878, the Great Southern Railway Line opened and Crawley bought a license to build the Railway Hotel opposite the soon to be opened railway station. The village of Junee grew with the discovery of gold, the establishment of the railway line and agricultural pursuits in the region and Crawley enjoyed financial success. He built the Monte Cristo homestead in 1884. It is situated in a prominent position with views over the town.

The building is a two storey 'High Victorian' style brick and iron roof residence with front and returned verandahs and balconies at both levels. The verandahs have cast iron columns, balustrading and friezes.

The Crawley family lived in the property until 1948, when it was abandoned and left empty for a number of years.

The property was purchased in 1963 by the Ryan family. It was in a dilapidated state and many of the furnishings and fittings had been removed or destroyed. The building was restored over a period of 40 years and now operates as a tourist attraction.



Figure 13 View of Monte Cristo (Source [www.mamamia.com](http://www.mamamia.com))





*Figure 14 Monte Cristo in 1930s/40s (Source: Juneе Remembers Facebook page)*

There is no publicly available Conservation Management Plan or Statement of Heritage Impact for the site.

#### **4.2.2 Physical Analysis: Monte Cristo**

The Monte Cristo site comprises land which has a long access handle from the southern entrance at Kemp Street, leading to an irregular shaped portion of land that hosts the buildings. The site hosts the dwelling, which is a 2 storey brick structure, with encircling verandah. The dwelling has a galvanised iron hipped roof and brick chimneys. There is a later addition to the west of the building. There are outbuildings along the northern and western boundaries of the house lot. The dwelling faces east and there are extensive gardens in front of the building, with driveways from John Potts Drive and Kemp Street leading to the large parking area central to the site.

The development site is located to the south of the main part of the Monte Cristo site and the access drive to Kemp Street runs along its western boundary. To the north of Monte Cristo, there is residential land, characterised by low density development. To the west, there is large lot residential development. Further south of the development site, there is a church and primary school. To the east, there is recreational land on both sides of John Potts Drive.

The buildings appear to be in good condition, with little damage or deterioration visible externally. The buildings were not inspected internally however the social media posts for Monte Cristo indicate they are also in good condition.

The Monte Cristo homestead was constructed on a hill overlooking the Junees township. With the development of the town and the maturing of vegetation, it is not a prominent feature in the views from the town and not readily visible.

### 4.3 STATEMENT OF SIGNIFICANCE

This building is historically significant as an important two storey 'High Victorian' style homestead and for its association to C.W. Crawley, as it shows the importance of the railway to Junees.

This building is of aesthetic significance as a two storey 'High Victorian' style homestead, with prominent front and returned verandahs and balconies at both levels, having cast iron columns, balustrading and friezes.

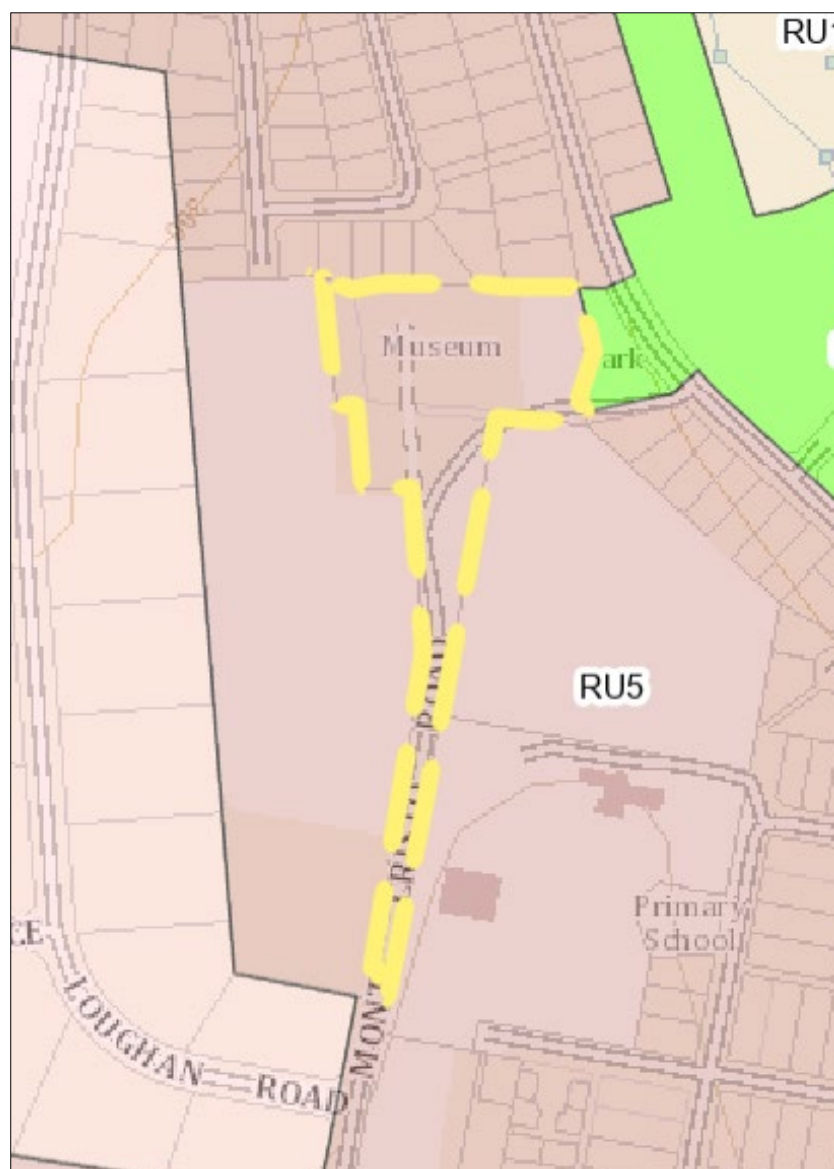


Figure 15 Identification of Monte Cristo site (Source; ePlanning Spatial Viewer)

Table 3-1 Criteria for State heritage significance and assessment of Monte Cristo

SHR Criteria	Assessment of Significance
a) an item is important in the course, or pattern, of NSW's cultural or natural history	This building is historically significant as an important two storey 'High Victorian' style homestead and for its association to C.W. Crawley, as it shows the importance of the railway to June.
b) An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history	Association to C.W. Crawley
c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW	This building is aesthetically significant as a two storey 'High Victorian' style homestead, with prominent front and returned verandahs and balconies at both levels, having cast iron columns, balustrading and friezes.
d) an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons	This building is socially significant due to its association with C.W. Crawley.
e) an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history	Not Applicable
f) an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history	Not Applicable
g) an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places, or cultural or natural environments.	Not Applicable
Integrity/Intactness	Very Good

## 5 THE PROPOSAL

The following should be read in conjunction with the plans, prepared by LRCE and supporting reports.

This proposal involves:

- The subdivision of the site into 44 residential lots
- Construction of 2 roads
- Related site preparation and installation of infrastructure for the subdivision
- Removal of trees and vegetation
- Demolition of outbuildings and sports courts



Torrens title subdivision will then be undertaken. The lots are intended for future construction of dwellings. Only the construction of infrastructure and roads will be undertaken as part of this development application.

The proposed residential lots vary in size from 501m<sup>2</sup> to 1022m<sup>2</sup> and are generally regular in shape apart from the lots on corners/bulbs:

The proposed subdivision provides a variety of allotments sizes and frontages, which will encourage an interesting streetscape and diversity in residential accommodation for future development.

Public infrastructure including underground electricity, natural gas, mains water and telecommunications would be extended to each of the 43 proposed residential lots.

The proposed lots would also be provided with individual connections to Council's reticulated sewer and drainage networks.

Access is proposed from Kitchener Street with a 20m wide road reserve to Road 1, which travels north from Kitchener Street, then bends left before terminating in a bulb at the northern end of the site. Road 2 branches off Road 1, one allotment in to the subdivision and terminates in a bulb at the western end of the road. The road alignment responds to the topography of the site.

All aspects of the development are outside the curtilage of the Monte Cristo homestead site, although we note that the Monte Cristo driveway appears to encroach the subject site at the north in proposed Lot 31.



Figure 16 Proposed subdivision layout



## 5.1 BACKGROUND

A pre lodgement discussion was held between the proponents and June Council planning staff in February 2023.

Written advice received from council states: The proximity of Monte Cristo will require the preparation of a Heritage Impact Assessment by a suitably qualified person. The previous approval identified vegetation in the northern part of the site that is to be retained to provide a visual buffer between the subdivision and Monte Cristo.

The lots adjoining the heritage site to the north have a large size that will allow the vegetation noted above, to be retained. There were no other alternatives considered in the design of the subdivision.

## 6 HERITAGE IMPACT ASSESSMENT

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### 6.1 FABRIC AND SPATIAL ARRANGEMENTS

The proposed development is on the site to the south of the Monte Cristo site. There will be no material change to the listed site of Monte Cristo. The existing curtilage of the heritage site is contained within its lot boundaries and there will be no alteration to the lot layout. No works are proposed within the lot boundaries of Monte Cristo.

The proposal is for a residential subdivision of the vacant land at 14 John Potts Drive, June. The access driveway to Monte Cristo is currently characterised by large lot residential land along its western boundary and the proposal will introduce medium lot residential development along its eastern boundary.

The Monte Cristo site is heavily vegetated along its boundaries and this vegetation forms a screen to the residential development surrounding it. There is an area of vegetation to the north of the subject site, which is mostly native although there has been some self seeding of exotic and nuisance species, which should be removed. The most beneficial screening is provided within the Monte Cristo site however we recommend that vegetation is retained within the subject site to a distance of 5 metres from the boundary. Any greater buffer will encroach into the developable area of the lots.

### 6.2 SETTING, VIEWS AND VISTAS

The setting of the site is best described as a developing urban area of June, with a mix of large lot and standard residential lots. The site is located on a rise to the west of the township, with panoramic views to the east across the town.

The subdivision is not likely to significantly impact the views from the heritage item because of the significant vegetation planted within the item site and the generous curtilage around the buildings. The main dwelling is oriented away from the subdivision site and towards the vistas to the north-east. The part of the heritage site closest to the subdivision site is used for vehicle movement areas and does not form an area of heritage significance.

Having walked over the entire subdivision site, it is difficult to discern the adjoining heritage buildings from the site due to the vegetation on the Monte Cristo site.





Figure 17 Site context showing encroaching residential development

### 6.3 LANDSCAPE

The subdivision will include the planting of street trees. Street trees will mature to form part of the view from the heritage item but will not obscure the existing views.

The development of each lot for residential purposes will undoubtedly result in further landscaping however the impact is not likely to be detrimental to the heritage item and will be assessed at the time of application.

### 6.4 USE

The proposed use of the land for residential purposes will not contribute to nor conflict with the significance of the heritage item. The use will be compatible with existing residential uses in the vicinity.

### 6.5 DEMOLITION

Minor demolition is proposed, to clear the site of existing minor structures and former sports courts. ON inspection, the structures have little heritage significance. The demolition is of development at ground level, which is not visible from anywhere offsite. The demolition will therefore have no detrimental effect on the heritage significance of the heritage item.

### 6.6 CURTILAGE

The identified curtilage is contained within the existing lot boundary of the Monte Cristo site. The curtilage is retained under this proposal with no encroachments proposed or likely. We note that

there is a discrepancy at the northern end of the subject site and it appears there is a Monte Cristo driveway on the subject site. A survey plan will confirm whether this is the case.

## 6.7 MOVEABLE HERITAGE

The proposed development will have no impact on any moveable heritage.

## 6.8 ABORIGINAL CULTURAL HERITAGE

No other relevant approvals (relating to Aboriginal cultural heritage) are required as an AHIMS search reveals no sites on the subject land or within 1000m. Nonetheless, care should be taken during earthworks and any finds reported.

## 6.9 HISTORICAL ARCHAEOLOGY

The archaeological potential of the site is limited and an archaeological assessment is not required.

## 6.10 NATURAL HERITAGE

The heritage listing does not identify the heritage item as a place of natural heritage values. No ecological advice or reports are required.

## 6.11 CONSERVATION AREAS

The site is over 500m direct from the Juneę Conservation Area. The residential subdivision will have no physical impact on the conservation area.

## 6.12 CUMULATIVE IMPACTS

The character of the area is established as a residential precinct, which represents the transition from the urban area to the rural area. Typically, this results in a variety of lot sizes, with lots getting larger as one transitions away from the central urban area. The proposed subdivision and related works support the planned for urbanisation of the precinct.

The cumulative impacts on residential development are already being felt, with residential subdivisions on all sides of the heritage item. Given the location of the item in relation to the township and the generous curtilage that allows the buildings to be viewed from off the site, the cumulative impacts will not adversely affect the significance of the item.

# 7 SUMMARY AND RECOMMENDATIONS

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This HIS has considered the impact of proposed subdivision of land adjacent to the heritage listed Monte Cristo. The subdivision and ancillary works will not physically impact on Monte Cristo because they lie outside of the curtilage of the item. The proposed subdivision will not block significant view corridors to/from/between the item. The changes in ground levels and loss of trees will, however, impact on the character of the setting. The proposed works support the planned for, and approved, urbanisation of the western precinct of Juneę. This process has already resulted in the inevitable loss of the broadacre pastoral landscape that has been the setting of the item. As part of process leading up to the gazettal of the Juneę LEP, the future impacts of the village zoning, and by implication the impact of the type of development encouraged by the zoning, has already been



taken into consideration. The change in ground levels is not such that it will challenge the dominance of the homestead buildings at Monte Cristo located on the knoll. The trees and vegetation within the northern portion of the parent lot are retained, as are the trees within/along the curtilage of Monte Cristo. The loss of these trees will be mitigated by future planting, part of later development phases. The proposed works support the achievement of the objectives set out in the Junee LEP and DCP.

## 7.1 RECOMMENDATIONS

In recognising that the proposed development is a subdivision of land, there are no design recommendations for this project as the proposal in its current form is considered appropriate for its context.

A series of protective and mitigation measures are outlined below, which aim to protect the heritage values of the adjoining site:

- Works within the precinct are being undertaken in a place of heritage significance. Prior to works commencing, contractors shall be briefed as to the sensitive nature of the adjacent property and informed of any recommended mitigation measures or controls required;
- No building materials are to be stockpiled against the side of surrounding properties or mature vegetation;
- The selected materials should allow the new development to be visually compatible with the prevailing character of the area; finishes and materials must be appropriate to the original;
- A vegetation buffer of 4 metres should be retained and enhanced along the boundaries of Lots 30, 31 and 32 with the adjoining Monto Cristo site to improve the visual relationship between the site and the heritage item;
- Fencing along the northern and western perimeter of the site should be timber paling or corrugated profile metal in a neutral colour (we suggest a dark grey) that will blend into the vegetation and have a height no greater than 1800mm. Rural style fencing would also be appropriate;
- If fabric is uncovered during the works that may potentially have heritage significance, (previously unknown), stop work in that area, inform the project team immediately and seek guidance on how to proceed.

Provided these recommendations are adopted, the proposed works will have a minimal heritage impact to the values of the adjoining item.

## 8 REFERENCES

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