



Heritage Impact Statement

Additions to the Wingham Motel
13 Bent Street, Wingham

November 2024
EHC24/0235

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1.0 EXECUTIVE SUMMARY

1.1 Context of the report

This Heritage Impact Statement has been prepared by Edwards Heritage Consultants Pty Ltd at the request of Wingham Motel, to undertake an assessment of the heritage impacts of the proposed development, which involves the alterations and additions to the existing tourist and visitor accommodation facilities at the Wingham Motel. It is intended that this report will then accompany a Development Application to MidCoast Council.

Situated within the MidCoast Council local government area and in the locality of Wingham, which is 329 kilometres northeast of Sydney city, the site comprises Lots 28 and 29 in Deposited Plan 394017 and Lot 31 in Deposited Plan 568296, commonly known as 13 Bent Street, Wingham and also known as the 'Wingham Motel'.

1.2 Overview of the findings of this report

The site is not identified as an item of local or state heritage significance, however, is situated within the *Wingham Heritage Conservation Area*, which is listed under Schedule 5 of *Greater Taree Local Environmental Plan 2010*. The site is also situated within the vicinity of numerous heritage items and within the Wingham Heritage Conservation Area.

Situated on the site are three (3) freestanding buildings which collectively comprise the 'Wingham Motel'. The buildings include a part double and part single storey reception building with caretakers' residence atop and single storey motel rooms at the rear, together with two smaller buildings comprising motel rooms.

The buildings on the site display characteristics attributed to the mid-to-late 20th century (c1970s) and while the site is situated within the Wingham Heritage Conservation Area, the buildings are considered to have neutral value whereby they do not actively contribute to the significance of the Wingham Heritage Conservation Area, nor do they detract.

The proposal involves the construction of alterations and additions to the existing tourist and visitor accommodation facilities, with the construction of a new building comprising three (3) new motel rooms and additions to an existing building comprising an additional one (1) motel room. In total, four (4) new motel rooms will be added to the site. The proposed new building will be situated over an existing grassed outdoor area towards the rear boundary of the site, necessitating the removal of an existing timber park bench with attached canopy.

1.3 Recommendation and mitigation measures

The proposal has been assessed with regards to the identified heritage values and available physical and documentary evidence, including a visual inspection of the site and statutory planning requirements.

In applying the evaluation criteria for assessing the likely impact of a proposed development on the heritage significance of listed items of heritage significance or heritage conservation areas (as published by the Heritage Council of NSW), the proposal will have a low and neutral heritage impact.

Recommendations are made in Section 8 of this report which arise from the heritage impact assessment. Adoption and implementation of the recommendations should be seen as mechanisms for addressing statutory requirements, mitigating heritage impacts and to ensure appropriate conservation and ongoing management of the heritage item.

2.0 INTRODUCTION

2.1 Acknowledgement of Country

Edwards Heritage Consultants Pty Ltd (herein referred to as 'EHC') acknowledges the traditional custodians of the land on which we work and we recognise their continuing connection to land, waters and culture.

We pay our respects to Aboriginal Elders past, present and emerging, for they hold the memories, the traditions, the culture and hopes of Aboriginal peoples across the state.

EHC recognises that a better understanding and respect for Aboriginal cultures develops an enriched appreciation of Australia's cultural heritage and is essential to the maturity of Australia as a nation and fundamental to the development of our collective Australian identity.

2.2 Context of the report

This Heritage Impact Statement has been prepared at the request of Wingham Motel to assess the potential heritage impacts and to accompany a Development Application to MidCoast Council, which seeks approval for alterations and additions to the existing tourist and visitor accommodation facilities at the Wingham Motel at 12 Bent Street, Wingham.

The report considers:

1. What impact the proposed works will have on the identified heritage significance.
2. What measures are proposed to mitigate negative impacts.
3. Why more sympathetic solutions are not viable; and
4. Recommendations to mitigate heritage impacts.

2.3 Methodology

This report has been prepared in accordance with the general methodology, structure and guidelines as set out in '*Guidelines for preparing a Statement of Heritage Impact*' (Department of Planning and Environment, 2023).

The overarching philosophy and approach to this report is guided by the adoption and implementation of the conservation principles and guidelines of the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance (Burra Charter)* 2013. In addition, EHC embraces and operates in accordance with the [National Trust Ethical Principles for Heritage and Conservation](#) and Australia ICOMOS *Ethical Principles*, ensuring all that we do is driven by our outstanding and consistent commitment to ensuring best-practice in cultural heritage management.

This Heritage Impact Statement is based upon the previously assessed heritage values and the established Statement of Cultural Significance as per the *Wingham Conservation Area Planning Study* 1986.

A visual examination of the subject site has been undertaken, which is followed by a merit and significance based desktop assessment of the development proposal.

The potential, actual and perceived heritage impacts stemming from the development proposal have been assessed with reference to the following:

- a) Clause 5.10 and Schedule 5 of the *Greater Taree Local Environmental Plan 2010*.
- b) Part F of the *Greater Taree Development Control Plan 2010*.
- c) '*Better Placed – Design Guide for Heritage*' (NSW Government Architect, 2019).

- d) The Heritage Council of NSW evaluation and assessment criteria as set out in '*Guidelines for preparing a Statement of Heritage Impact*' (Department of Planning and Environment, 2023).

2.4 Authorship

This Heritage Impact Statement has been prepared by Michael Edwards B.Env.Plan M.Herit.Cons, M.ICOMOS, JP, Director & Principal Heritage Consultant and Advisor. The report has been reviewed and endorsed by Holly Challenger B.A, M.Herit.Cons, Heritage Consultant.

Mr Edwards has over 18 years extensive experience in both the heritage conservation and town planning disciplines and has held previous positions in Local and State Government. Mr Edwards has previously worked with the former Heritage Division of the NSW Office of Environment and Heritage and is currently Heritage Advisor to Cessnock City Council, Georges River Council and Wingecarribee Shire Council.

2.5 Limitations

This Heritage Impact Statement:

- Considers the site, external structures and internal rooms and spaces that were visually and physically accessible by EHC on the day of the inspection.
- Is limited to the investigation of the non-Aboriginal cultural heritage of the site. Therefore, it does not include any identification or assessment of Aboriginal significance of the place.
- Is limited to a due-diligence archaeological assessment only and does not present a detailed archaeological assessment of the site.
- Has been prepared relying on existing historical research and significance assessment. No further research or assessment has been undertaken. Subsequently, the heritage impact assessment of this report is based upon the previously assessed heritage values.
- Does not provide a detailed assessment of the provisions of the *Greater Taree Development Control Plan 2010*, but considers the development controls and requirements relating to the development within the vicinity of heritage items and within a heritage conservation area within the heritage impact assessment of this report.

2.6 Terminology

The terminology used throughout this report is consistent with the *NSW Heritage Manual* and the Australia ICOMOS *Burra Charter* (2013).

A glossary of common terms used is listed in Appendix A.

2.7 Physical evidence

A visual examination of the site and the surrounding area was undertaken on 9th October 2024. All contemporary aerial and site photography used in Section 2 of this report was captured by EHC at this time, unless otherwise credited.

3.0 SITE ASSESSMENT

3.1 Location and context

The subject site is situated within the MidCoast Council local government area and in the locality of Wingham, which is 329 kilometres northeast of Sydney city. The subject site comprises Lots 28 and 29 in Deposited Plan 394017 and Lot 31 in Deposited Plan 568296, commonly known as 13 Bent Street, Wingham and also known as the 'Wingham Motel'.

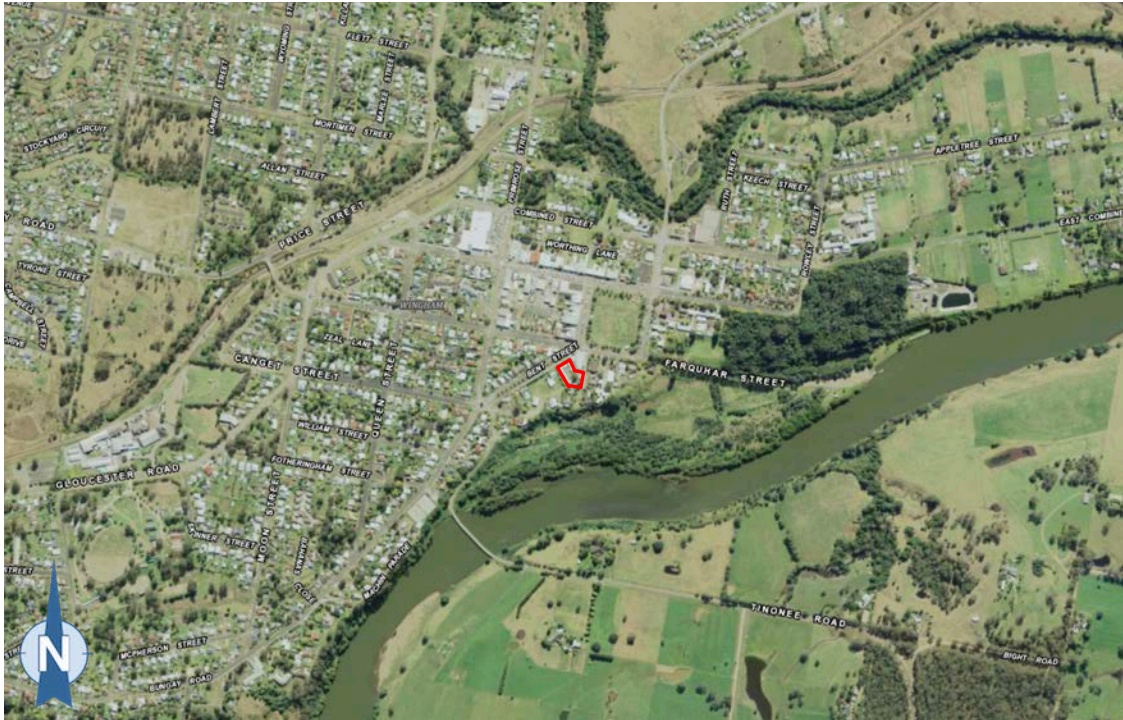


Figure 1: Aerial view of the locality. The subject site is denoted by red outline.
[Source: NSW Land and Property Information, with EHC overlay, 2024]



Figure 2: Aerial view of the subject site (denoted by red outline).
[Source: NSW Land and Property Information, with EHC overlay, 2024]

3.2 The subject site

The subject site is located on the southeastern side of Bent Street within the commercial town centre of Wingham and is situated within an established urban streetscape, which, towards the northern end of Bent Street, is largely characterised by mixed-use commercial built forms ranging in form, scale and design and attributed to various phases of development and change in the township.

The site comprises three individual but adjoining allotments, which collectively have an irregular configuration. The primary frontage is to Bent Street, while the site also benefits from rear laneway access which runs parallel to the southwestern side boundary, southern rear boundary and eastern side boundary.

The site is adjoined to the southwest by the St Matthew's Anglican Church, which is separated by Church Lane. St Matthew's Anglican Church comprises a main brick building with a gabled roof form that is set within a broad landscaped setting. Continuing around to the rear and separated by Church Lane, the site is adjoined by Our Lady of Perpetual Help Catholic Church and St Joseph's Catholic Primary School. Both buildings are of brick construction and are attributed to the early 20th century Inter-War period.

Adjoining the site to the north towards the rear boundary is the Wingham Historical Society Museum and adjoining the site to the north towards the front of the site is a two-storey commercial building which displays characteristics that attribute it to the mid-20th century Post-War International or Abstract style.

Directly opposite the site in Bent Street is a single storey brick commercial shop.



Figure 3: View of the site from the centre pedestrian refuge island in Bent Street.

3.1 Description of the exterior

Situated on the site are three (3) freestanding buildings which collectively comprise the 'Wingham Motel'. The buildings include a part double and part single storey reception building with caretakers' residence

atop and single storey motel rooms at the rear, together with two smaller buildings comprising motel rooms.

Each of the three buildings on the site are of masonry construction, painted externally, with low-pitched skillion roof forms clad in steel trimdek with wide steel eaves, fascias and gutters. Windows are consistently aluminium framed.

The main two-storey building at the front of the site features a projected awning over the vehicular driveway, creating a porte-cochere for the motel reception.

The definitive framework for identifying architectural styles within Australia is that developed by Apperly, Irving and Reynolds in *'Identifying Australian Architecture: Style and Terms from 1788 to the Present'*. The authors provide a perceptive account of what constitutes and defines a style. Mostly concerned with 'high' or 'contrived' architectural styles, rather than the 'popular' styles or the vernacular, it is accepted that the boundaries between identified styles are not always clear-cut.

Subsequently, the terminology for a style and the framework to be applied in defining the style, comprises two parts, firstly identifying the period in which the building belongs and secondly describing the major characteristics.

In this manner, the buildings display characteristics attributed to the mid-to-late 20th century (c1970s) and attributed to an innominate architectural style.



Figure 4: View of the existing motel room buildings facing towards the rear (east) of the site.



Figure 5: View of the rear building facing east. Our Lady of Perpetual Help Catholic Church can be seen in the background.



Figure 6: View of the rear building facing east as viewed from the main entry driveway and parking area.

3.2 Description of the interior

The interior of the buildings were not inspected.

3.3 Description of the landscape

The Wingham Motel site comprises a minimalistic landscaped setting, with the predominant site area either occupied by the three building footprints or otherwise comprising large concrete aprons for carparking in front of the motel rooms and connected via a bitumen circulation driveway.

At the centre of the site is an area of landscaped open space, which comprises turfed areas interspersed by small shrubbery. A secondary landscaped area is situated towards the rear of the site (the location of the proposed new building), which similarly comprises turfed areas with a row of Frangipanni trees framing the site boundaries. Adjoining the main carparking area and driveway to the southern side of the site is an in-ground swimming pool.

Overall, the site comprises a minimalistic landscaped setting, with no notable landscape elements or features.



Figure 7: View of the landscaped area towards the centre of the site.



Figure 8: View of the landscaped area at the rear of the site.



Figure 9: View of the landscaped area at the rear of the site and the location of the proposed new building.



Figure 10: View of the swimming pool facing northwest.



Figure 11: View of the landscaped area at the rear facing south.



Figure 12: View from the rear corner facing north.



Figure 13: View from the rear corner facing northeast.

3.4 Streetscape contribution

Built c1970s, Wingham Motel forms a part of the late 20th century phase of tourism development within the town centre.

Apart from the mid-20th century two storey commercial building immediately adjoining the site to the north, the remainder of the streetscape and immediately surrounding precinct, is comprised of early 20th century building stock, varying in style and form.

However, the surrounding building stock creates a cohesive streetscape character that is unified largely by the fact that the building stock mostly belongs to a similar period of construction. This makes the Wingham Motel an anomaly within the streetscape because it is attributed to the late 20th century period and although the buildings on the site do not actively contribute to the prevailing character of the streetscape, they neither are considered to detract.

Wingham Motel is distinguished as such by the large pylon sign that prominently sits at the front of the site and visible from long axial views along Bent Street in both directions. However, the buildings themselves are of a scale, form and language that are not considered visually distinctive or prominent.

3.5 Integrity and condition

The integrity of a site, in terms of its heritage significance, can exist on a number of levels. For instance, a site may be an intact example of a particular architectural style or period and thus have a high degree of significance for its ability to illustrate that style or period.

Equally, heritage significance may arise from a lack of architectural integrity where the significance lies in an ability to illustrate an important evolution to the building or change in use.

While a detailed structural assessment is beyond the scope of this report, a non-invasive visual inspection of the exterior has been undertaken. Overall, the buildings appear substantially intact, with little evidence of major structural changes. There is evidence of previous cosmetic changes which are generally considered to have a low impact on the overall character and design integrity of the dwelling.

The buildings at Wingham Motel appear in reasonable repair and condition.

4.0 HERITAGE LISTING STATUS

4.1 Introduction

Identification of the statutory and non-statutory heritage listings applicable to the subject site is as follows:

4.2 Statutory and non-statutory heritage listings

Statutory lists

The site **is not** identified as an item of local heritage significance, listed under Schedule 5 of *Greater Taree Local Environmental Plan 2010*.

The site **is** located within the Wingham Heritage Conservation Area (Conservation Area No.C5) listed under Schedule 5 of *Greater Taree Local Environmental Plan 2010*.

Non-statutory lists

The subject site **is not** identified on any non-statutory heritage lists or registers.



Figure 14: Map showing the heritage status of the subject site and surrounding allotments. The subject site is denoted by red outline. [Source: NSW State Heritage Inventory Database Heritage Management System, with EHC overlay]

4.3 Items of heritage significance within the vicinity of the site

For the purposes of this heritage impact assessment, the term 'in the vicinity' is taken to be any item or items that:

- i) Are within an approximate 100m radius of the boundaries of the subject site.
- ii) Have a physical relationship to the subject site i.e. adjoin the property boundary.

- iii) Are identified as forming a part of a group i.e. a row of terrace houses.
- iv) Have a visual relationship to and from the site; or
- v) Are a combination of any of the above.

In applying the above criteria, items of local heritage significance (including any Heritage Conservation Areas) (listed under Schedule 5 of *Greater Taree Local Environmental Plan 2010*) within the vicinity of the subject site are set out in Table 1 below:

TABLE 1 – Items of local heritage significance within the vicinity of the site			
Heritage Item	Item No.	Address	Relationship to the subject site
Street Trees, Canary Island Palms, and item on roundabout	I239	Located on road reserve between Farquhar, Canget, Primrose and Bungay Roads.	Directly opposite
Anglican Church, Rectory and Hall	I240	7-9 Bent Street, Wingham	Directly adjacent
Manning Valley Historical Society and Museum	I263	12 Farquhar Street, Wingham	Directly adjacent
Former butchers shop "Gibson and Skinner"	I241	22 Bent Street, Wingham	Directly opposite
Catholic Church	I262	8 Farquhar Street, Wingham	Directly adjacent

There are no items of state heritage significance (listed on the State Heritage Register (SHR) under the *Heritage Act 1977*) within the vicinity of the subject site.

5.0 EXISTING HERITAGE SIGNIFICANCE ASSESSMENTS

5.1 Existing description of the Heritage Conservation Area

The citation on the NSW State Heritage Inventory (SHI No.1660778) does not provide for a physical description of the Wingham Heritage Conservation Area.

Similarly, the *Wingham Conservation Area Planning Study 1986* does not provide for a physical description of the Wingham Heritage Conservation Area.

5.2 Existing statement of cultural significance of the Heritage Conservation Area

The citation on the NSW State Heritage Inventory (SHI No.1660778) does not provide a Statement of Cultural Significance of the Wingham Heritage Conservation Area.

However, the *Wingham Conservation Area Planning Study 1986* provides a Statement of Cultural Significance for the Wingham Heritage Conservation Area as follows:

'The environmental heritage significance of the Wingham Urban Conservation Area derives from its location at the limit of navigation on the Manning River, the earliest nature conservation objectives of Assistant – Surveyor Gorman who reserved areas for the Wingham Brush in 1843, the function of the town in later periods, and the general retention of town structure complemented by a number of late 19th century buildings of individual significance.

In summary, the river, Brush, Central Park, alignment of Isabella Street and later avenue plantings are the major surviving elements contributing to the environmental heritage significance of the area.

The significance of streetscapes within the study area is derived from two sources: firstly, the relationship of buildings to Isabella, Bent, Farquhar and Wynter Streets to the central park, and secondly, the historic junction of Isabella Street as the main street of Wingham connecting the town centre firstly with the Manning River at the wharf, and secondly to the north coast railway at the station.

*It should be noted that the general streetscape quality of the town centre is derived from buildings of late Victorian and Federation periods, and that the timber vernacular qualities evident in many early photos have all but been lost.'*¹

¹ Latona Mastreman & Associates, 1986. *'Wingham Conservation Area Planning Study'*.

6.0 DEVELOPMENT PROPOSAL

6.1 Plans & drawings referenced

This Heritage Impact Statement provides an assessment of the development proposal as shown on the following plans and drawings:

TABLE 2 – Plans & drawings referenced				
Drawing No:	Revision:	Title:	Dated	Prepared by:
024-124 DA100	-	Site Analysis & Landscaping Plan	03/07/2024	CAS Projects & Design
024-124 DA101	-	Ground Floor		
024-124 DA102	-	Building Elevations		

6.2 Description of the proposal

The development proposal seeks the consent of MidCoast Council for the alterations and additions to the existing tourist and visitor accommodation facilities at Wingham Motel.

The proposal will involve the construction of a new single storey and freestanding building comprising three (3) new motel rooms, together with single storey additions to an existing building comprising an additional one (1) motel room. In total, four (4) new motel rooms will be added to the site. The building will be of masonry construction, with a low-pitched skillion roof form, adopting a simple architectural form and language that assimilates with the existing buildings on the site.

The proposed new building will be situated over an existing grassed outdoor area towards the rear boundary of the site, necessitating the removal of an existing timber park bench with attached canopy.

The objective of the proposal is to provide additional motel rooms to increase the capacity of the Wingham Motel and to capitalise and made more efficient use of existing under-utilised spaces within the subject site.

The heritage impacts of the above-described proposal are considered in detail in the ensuing sections of this report.

7.0 ASSESSMENT AGAINST STATUTORY PLANNING AND HERITAGE CONTROLS

7.1 Heritage Act 1977

The *Heritage Act 1977* provides statutory protection for items of state heritage significance that are listed on the State Heritage Register (SHR).

7.1.1 State Heritage Register

The SHR is established under Section 22 of the *Heritage Act 1977* and is a register of items, places, collections, and objects that have been identified as having significance and importance to the people of NSW. Items listed on the SHR can be in either private or public ownership.

The subject site is not identified as an item of state heritage significance and is not listed on the SHR.

7.1.2 Archaeological relics and works

The *Heritage Act 1977* provides protection for 'relics', which can include archaeological material or deposits. A 'relic' is defined under Section 4(1) of the *Heritage Act 1977* as meaning:

'any deposit, artefact, object or material evidence that:

- (a) Relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and*
- (b) Is of State or local heritage significance'.*

In difference to 'relics', items identified as 'works' do not trigger reporting obligations under the *Heritage Act 1977*, unless they are associated with artefacts and / or assessed to be of state or local significance.

'Works' generally include:

- Former road pavements, including kerb and guttering.
- Building footings associated with former structures where there are no historical artefacts in association with the item.

7.2 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EPA&A 1979) establishes the framework for land-use planning and management within NSW and includes provisions that require cultural heritage values to be formally considered and assessed in land-use planning and the development assessment processes.

Section 4.15 of the *EPA&A1979* prescribes that environmental impacts on the built and natural environment must be considered in the land-use planning and development assessment process. This extends to considering the impacts on cultural heritage items and places as well as landscapes and archaeological sites or deposits.

Furthermore, the *EPA&A 1979* prescribes that local Councils are required to prepare environmental planning instruments (such as a Local Environmental Plan) to provide for the identification and statutory protection of items of heritage significance (including heritage items, Heritage Conservation Areas or archaeological sites).

7.2.1 Greater Taree Local Environmental Plan 2010

Clause 5.10 of the *Greater Taree Local Environmental Plan 2010* establishes the statutory framework for heritage conservation and the management of heritage items, heritage conservation areas and archaeological sites (both Aboriginal and non-Aboriginal).

The provisions specify circumstances where development consent is and is not required, together with specifying statutory requirements and key considerations for the Consent Authority.

Pursuant to clause 5.10(2), the proposed works involve '*altering the exterior of...a building, work, relic or tree within a heritage conservation area*', whereby development consent is required.

In assessing development proposals relating to listed items of heritage significance, or involving development on land situated within a Heritage Conservation Area, clause 5.10(4) of the LEP obligates Council as the Consent Authority to consider the impacts of the proposed works on the heritage item and / or Heritage Conservation Area.

This Heritage Impact Statement considers in detail what impact the proposed development will have on the established cultural significance and heritage values of the Wingham Heritage Conservation Area, together with listed items of heritage significance and Heritage Conservation Areas within the vicinity of the site (as identified in Section 4.3) and has been prepared to satisfy the requirements of clause 5.10(5) of the LEP.

Consistency with the objectives and provisions of clause 5.10 of the *Greater Taree Local Environmental Plan 2010* is demonstrated in Section 8 of this report.

7.2.2 Greater Taree Development Control Plan 2010

Part F of the *Greater Taree Development Control Plan 2010* ('the DCP'), contains performance-based controls that relate to the development of heritage items, development within the vicinity of a heritage item, or development within a heritage conservation area.

These development controls seek to ensure that new development is appropriately designed, contextually responsive and sympathetic to the heritage values and significance of an item or place.

The proposed development has been considered against the development guidelines of the DCP and consistency is demonstrated in the ensuing heritage impact assessment.

8.0 HERITAGE IMPACT ASSESSMENT

8.1 Overview to the impact assessment

This section of the report assesses the impacts of the proposed works or activity on the heritage values and significance of the site

The impact assessment is based upon the Statement of Significance (refer to Section/s 5.2 above); available physical and documentary evidence including a visual inspection of the site and statutory planning requirements.

Within this approach, the objective of a heritage impact assessment is to evaluate and explain how the proposed works or activity will affect the heritage values and imbued significance of the site and/or items and places of heritage significance within the vicinity of the site.

The *NSW Heritage Manual* (Heritage Council of NSW, 2001) and ‘*Guidelines for preparing a statement of heritage impact*’ (Department of Planning and Environment, 2023) have developed a series of evaluation criteria for assessing the likely impact of a proposed development on the heritage significance of listed heritage items or heritage conservation areas², which are listed below and considered in the ensuing statement of heritage impact.

In order to consistently identify the impact of the proposed works or activity, the terminology used throughout the ensuing statement of heritage impact is set out in the following table. The terminology and definitions use are based on those contained in various guidelines produced by the International Council on Monuments and Sites (ICOMOS) and the *Material Threshold Policy* of the Heritage Council of NSW.

TABLE 3 – Levels of Impact		
Grading		Definition
Negative	Adverse	Actions that would have an adverse, permanent and irreversible impact on the identified values and significance. Actions would remove or destroy key elements that define the place and would result in a permanent change to the historic character, authenticity, values and significance of the place. The impact of such actions cannot be fully mitigated.
	High	Actions that would have a long-term and high impact on the identified values and significance. Actions would remove, destroy or substantially alter key elements that define the place and would result in a permanent change to the historic character, authenticity, values and significance of the place. The impact of such actions can potentially be reduced through appropriate mitigation measures.
	Moderate	Actions that would have a long term and moderate impact on the identified values and significance. Actions would remove, destroy or substantially alter key elements that define the place and would result in a permanent change to the historic character, authenticity, values and significance of the place. Actions can be partially mitigated.
	Minor	Actions that would result in minor impacts that do not diminish or obscure the identified heritage values and significance. Actions may affect only a small part or component of the place or a distant / small part of the setting / curtilage. These actions can usually be easily and appropriately mitigated or may be temporary and / or reversible.

² NSW Heritage Branch, ‘*Heritage Impact Statements – Some questions to be answered in a Statement of Heritage Impact and Supporting Information Required*’.

Neutral	Low / Negligible	Actions that would result in very minimal if not, inconsequential heritage impacts. Actions can usually be easily and appropriately mitigated or may be temporary and / or reversible.
	Neutral	Actions that would have no visual or physical heritage impacts. Actions do not require any mitigation measures.
Positive	Minor positive	Actions that would bring a minor positive benefit to a heritage item or area of significance. Actions can usually be through the reversal of some previous unsympathetic cosmetic changes and will enhance the visual setting and integrity. Actions can also include cyclical and preventative maintenance works to safeguard, stabilise and protect significant fabric.
	Moderate positive	Actions that would bring a moderate positive benefit to a heritage item or area of significance. Actions can usually be through the removal of previous unsympathetic structural or cosmetic changes that will reinstate missing detail, reinstate original design intent, re-establish views or physical relationships. Actions can also include conservation works to safeguard, stabilise and protect significant fabric.
	Major positive	Actions that would bring a major positive benefit to a heritage item or area of significance. Actions can usually be through the removal of previous unsympathetic structural or cosmetic changes that will reinstate or reconstruct missing detail, reinstate original design intent, re-establish views or physical relationships. Actions can also include conservation works to safeguard, stabilise and protect significant fabric.

8.2 Heritage impact ratings

The following table establishes the anticipated impacts based upon the magnitude of the work or activity relative to the significance of the fabric involved.

TABLE 4 – Heritage Impact Rating							
Significance	Magnitude of the work or activity						
	Impact Rating	Adverse	High	Moderate	Minor	Low	Neutral
	Exceptional	Adverse impact	High impact	High impact	Moderate impact	Minor impact	Negligible impact
	High	High impact	High impact	Moderate impact	Minor impact	Minor impact	Negligible impact
	Moderate	High impact	Moderate impact	Moderate impact	Minor impact	Low impact	Negligible impact
	Low	Moderate impact	Moderate impact	Minor impact	Minor impact	Low impact	Negligible impact
	Neutral	Minor impact	Minor impact	Low impact	Low impact	Low impact	Negligible impact
	Intrusive	Negligible impact	Negligible impact	Negligible impact	Negligible impact	Negligible impact	Negligible impact

The following table establishes the definitions for the types of impact. For instance, some works or activities will have the potential for impacts or will result in impacts. The impact can be direct, i.e. directly in consequence of an action, or indirect, i.e. impacts could be cumulative, compounded, delayed or unexpected.

TABLE 5 – Types of Impact	
Grading	Definition
Direct	Works or activities have a direct visual and / or physical impact on the heritage item or area concerned.
Potential direct	Works or activities have the potential to result in direct visual and / or physical impact on the heritage item or area concerned.
Indirect	Works or activities have an indirect visual and / or physical impact on the heritage item or area concerned.
Potential indirect	Works or activities have the potential to result in an indirect visual and / or physical impact on the heritage item or area concerned.

8.3 Response to the NSW Heritage Manual evaluation criteria

i) *Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)*

- *Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?*

The Statement of Significance for the Wingham Heritage Conservation Area (see Section 5.2) demonstrates that the cultural significance of the HCA is embodied in the street alignments around the central park, together with the building stock that is attributed to the late Victorian and early Federation periods, with many individually listed heritage items.

Section 3.4 of this report provides an assessment of the streetscape, which identifies that apart from the mid-20th century two storey commercial building immediately adjoining the site to the north, the remainder of the streetscape and immediately surrounding precinct, is comprised of early 20th century building stock, varying in style and form.

Consequently, the surrounding building stock creates a cohesive streetscape character that is unified largely by the fact that the building stock mostly belongs to a similar period of construction. This makes the Wingham Motel an anomaly within the streetscape because it is attributed to the late 20th century period and although the buildings on the site do not actively contribute to the prevailing character of the streetscape, they neither are considered to detract.

The proposed alterations and additions involve the demolition of an existing timber park bench with an attached gabled canopy, together with the removal of existing grassed areas. Situated at the very rear of the site, these elements do not prominently feature in the streetscapes of either Bent Street or Church Lane, whereby demolition of these elements would have a negligible impact to the setting of the heritage items in the vicinity or the HCA.

The proposed additions have been designed to adopt a simple architectural form and language that assimilates with the existing buildings on the site, providing for visual continuity in the built form character of the site. The modest single storey scale of the works will not visually dominate the adjoining heritage items and will have a negligible impact on the HCA.

- *Will the proposed works affect views to and from the heritage item? If yes, how will the impact be mitigated?*

While the proposed building will be partly visible from the rear of the site via Church Lane, the modest single storey scale of the building with a low-pitched skillion roof form, will not contribute to visual bulk and will not visually dominate the laneway.

In this location, when viewing the proposed additions, the viewer would have their back turned to the heritage items (including the Our Lady of Perpetual Help Catholic Church and St Matthew's Anglican Church). Equally, when viewing those respective heritage items from their primary frontages in both Bent Street and Farquhar Street, the proposed development will have a negligible impact to their backdrop and setting and will have an inconsequential impact on the cultural significance of the heritage items.

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- *Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?*

As discussed above, the existing Wingham Motel is surrounded mostly by early 20th century period building stock, making the Wingham Motel an anomaly within the streetscape. Despite this, the existing building stock of the motel is low-scale and does not actively contribute nor does it detract from the character of the streetscape, either to Bent Street, Farquhar Street or Church Lane.

Church Lane bends around the rear of the site and in this location, has a mostly utilitarian character, being defined by the rear and side elevations of ancillary structures to both the Manning Valley Historical Society Museum and the subject site. The proposed additions will not alter existing boundary fencing and the laneway presentation will effectively remain unchanged. The removal of the existing Frangipanni trees will have an inconsequential impact on the landscaped setting and amenity of the laneway or broader HCA, given the relatively low height and insignificant canopy spread.

Recommendations are made in Section 9.2 below regarding the materials and finishes of the proposed additions, with the specific recommendation that the additions adopt similar materials and finishes to the existing buildings on the site, which will have an acceptable integration to the street and respect the established character and integrity.

9.0 RECOMMENDATIONS AND MITIGATION MEASURES

9.1 Conclusion

Wingham Motel at 13 Bent Street, Wingham, is not identified as an item of heritage significance, but is situated within the Wingham Heritage Conservation and within the vicinity of numerous items of local heritage significance, listed under Schedule 5 of *Greater Taree Local Environmental Plan 2010*.

Surrounded mostly by early 20th century period building stock, the Wingham Motel displays characteristics attributed to the tourist and visitor accommodation vernacular of the late 20th century (c1970s) and is considered an anomaly within the streetscape. Despite this, the existing building stock of the motel is low-scale and does not actively contribute nor does it detract from the character of the streetscape, either to Bent Street, Farquhar Street or Church Lane.

This Heritage Impact Statement has been prepared to consider the potential heritage impacts resulting from the proposed development, which involves the alterations and additions to the existing short-term tourist and visitor accommodation facilities. The proposal has been assessed with regards to the identified heritage values and available physical and documentary evidence, including a visual inspection of the site and statutory planning requirements.

The evaluation criteria for assessing the likely impact of a proposed development (as published by the Department of Planning and Environment and the Heritage Council of NSW) have been applied in this impact assessment. Having considered all relevant matters for consideration in this report, subject to the recommendations in Section 9.2 to mitigate identified heritage impacts, the proposed development is considered to have a neutral impact.

The proposal satisfies the objectives and relevant provisions of clause 5.10 of the *Greater Taree Local Environmental Plan 2010* and satisfies the applicable development controls of Part F of the *Greater Taree Development Control Plan 2010*.

Consequently, the proposal is favourably recommended to Council.

9.2 Recommended mitigation measures

The following recommendations arise from the heritage impact assessment in Section 8 of this report. Adoption and implementation of the recommendations should be seen as mechanisms for addressing statutory requirements, mitigating heritage impacts and to ensure appropriate conservation and ongoing management of the heritage item.

TABLE 6 – Recommendations and mitigation measures	
Recommendation	Recommended management / mitigation measures
1. Materials and finishes	<p>The proposed alterations and additions should adopt and implement a palette of materials and finishes that assimilates with the materiality of the existing buildings on the site.</p> <p>In this manner, the use of brick for external walls is preferable, which can be painted to match the existing. Roofing should be metal trimdek cladding or corrugated sheet metal.</p>
2. Changes to the proposed development or design documentation	<p>This impact assessment including the recommendations and mitigation measures, are based on the proposed development described in Section 8 and detailed on the plans and design documentation as referenced by Table 2.</p> <p>Should there be further design changes to the proposed development, further heritage advice should be sought to ensure any design changes do not result in any direct or indirect heritage impacts.</p>

End of Report

Appendix A

Common terms used in this report

The following is a list of terms and abbreviations adopted for use in the *NSW Heritage Manual* (prepared by the Heritage Council of NSW), and other terms used by those involved in investigating, assessing and managing heritage, including terms used within this Heritage Impact Statement:

Aboriginal significance: An item is of Aboriginal heritage significance if it demonstrates Aboriginal history and culture. The National Parks and Wildlife Service has the primary responsibility for items of Aboriginal significance in New South Wales.

Adaptation: Modification of a heritage item to suit a proposed, compatible use.

Aesthetic significance: An item having this value is significant because it has visual or sensory appeal, landmark qualities and/or creative or technical excellence.

Archaeological assessment: A study undertaken to establish the archaeological significance (research potential) of a particular site and to propose appropriate management actions.

Archaeological feature: Any physical evidence of past human activity. Archaeological features include buildings, works, relics, structures, foundations, deposits, cultural landscapes and shipwrecks. During an archaeological excavation the term 'feature' may be used in a specific sense to refer to any item that is not a structure, a layer or an artefact (for example, a post hole).

Archaeological significance: A category of significance referring to scientific value or 'research potential' that is, the ability to yield information through investigation.

Archaeological sites: A place that contains evidence of past human activity. Below-ground archaeological sites include building foundations, occupation deposits, features and artefacts. Above-ground archaeological sites include buildings, works, industrial structures and relics that are intact or ruined.

Archaeology: The study of material evidence to discover human past. See also historical archaeology.

Artefacts: Objects produced by human activity. In historical archaeology the term usually refers to small objects contained within occupation deposits. The term may encompass food or plant remains (for example, pollen) and ecological features.

Australia ICOMOS: The national committee of the International Council on Monuments and Sites.

Burra Charter: (and its guidelines). Charter adopted by Australia ICOMOS which establishes the nationally accepted principles for the conservation of places of cultural significance.

Comparative significance: In the NSW Heritage Assessment Procedure there are two

values used to compare significance: representativeness and rarity.

Compatible use: A use for a heritage item, which involves no change to its culturally significant fabric, changes which are substantially reversible or changes, which make a minimal impact.

Cultural landscapes: Those areas of the landscape, which have been significantly modified by human activity. They include rural lands such as farms, villages and mining sites, as well as country towns.

Cultural significance: A term frequently used to encompass all aspects of significance, particularly in guidelines documents such as the Burra Charter. Also one of the categories of significance listed in the Heritage Act 1977.

Curtilage: The geographical area that provides the physical context for an item, and which contributes to its heritage significance. Land title boundaries and heritage curtilages do not necessarily coincide.

Demolition: The damaging, defacing, destroying or dismantling of a heritage item or a component of a heritage conservation area, in whole or in part.

Conjectural reconstruction: Alteration of a heritage item to simulate a possible earlier state, which is not based on documentary or physical evidence. This treatment is outside the scope of the Burra Charter's conservation principles.

Conservation: All the processes of looking after an item so as to retain its cultural significance. It includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these.

Conservation Management Plan: (CMP) A document explaining the significance of a heritage item, including a heritage conservation area, and proposing policies to retain that significance. It can include guidelines for additional development or maintenance of the place.

Conservation policy: A proposal to conserve a heritage item arising out of the opportunities and constraints presented by the statement of heritage significance and other considerations.

Contact sites: Sites which are associated with the interaction between Aboriginal and non-Aboriginal people.

Excavation permit: A permit issued by the Heritage Council of New South Wales under

section 60 or section 140 of the Heritage Act 1977 to disturb or excavate a relic.

Façade: The elevation of a building facing the street.

Heritage Act 1977: The statutory framework for the identification and conservation of heritage in New South Wales. The Act also describes the composition and powers of the Heritage Council.

Heritage Advisor: A heritage consultant engaged by a local council, usually on a part-time basis, to give advice on heritage matters to both the council and the local community.

Heritage assessment criteria: Principles by which values for heritage significance are described and tested. See historical, aesthetic, social, technical/ research, representativeness, rarity.

Heritage conservation area: An area which has a distinctive character of heritage significance, which it is desirable to conserve.

Heritage Council: The New South Wales Government's heritage advisory body established under the Heritage Act 1977. It provides advice to the Minister for Urban Affairs and Planning and others on heritage issues. It is also the determining authority for section 60 applications.

Heritage fabric: All the physical material of an item, including surroundings and contents, which contribute to its heritage significance.

Heritage inventory: A list of heritage items, usually in a local environmental plan or regional environmental plan.

Heritage item: A landscape, place, building, structure, relic or other work of heritage significance.

Heritage NSW: The State Government agency of the Department and Premier and Cabinet, responsible for providing policy advice to the relevant Minister, administrative services to the Heritage Council and specialist advice to the community on heritage matters.

Heritage precinct: An area or part of an area which is of heritage significance. See also heritage conservation area.

Heritage significance: Of aesthetic, historic, scientific, cultural, social, archaeological, natural or aesthetic value for past, present or future generations.

Heritage study: A conservation study of an area, usually commissioned by the local council. The study usually includes a historical context report, an inventory of heritage items

within the area and recommendations for conserving their significance.

Heritage value: Often used interchangeably with the term 'heritage significance'. There are four nature of significance values and two comparative significance values. See heritage significance, nature of significance, comparative significance.

Hierarchy of significance: Used when describing a complex heritage site where it is necessary to zone or categorise parts of the area assigning each a particular significance. A commonly used four level hierarchy is: considerable, some, little or no, intrusive (that is, reduces the significance of the item).

Industrial archaeology: The study of relics, structures and places involved with organised labour extracting, processing or producing services or commodities; for example, roads, bridges, railways, ports, wharves, shipping, agricultural sites and structures, factories, mines and processing plants.

Integrity: A heritage item is said to have integrity if its assessment and statement of significance is supported by sound research and analysis, and its fabric and curtilage are still largely intact.

International Council on Monuments and Sites (ICOMOS): An international organisation linked to UNESCO that brings together people concerned with the conservation and study of places of cultural significance.

There are also national committees in sixty countries including Australia.

Level of significance: There are three management levels for heritage items in New South Wales — local, regional and state. The level is determined by the context in which the

item is significant. For example, items of state heritage significance will either be fine examples or rare state-wide or will be esteemed by a state-wide community.

Local significance: Items of heritage significance which are fine examples, or rare, at the local community level.

Moveable heritage: Heritage items not fixed to a site or place (for example, furniture, locomotives and archives).

Occupation deposits: (In archaeology.) Accumulations of cultural material that result from human activity. They are usually associated with domestic sites, for example, under-floor or yard deposits.

Post-contact: Used to refer to the study of archaeological sites and other heritage items dating after European occupation in 1788 which helps to explain the story of the relationship between Aborigines and the new settlers.

Preservation: Maintaining the fabric of an item in its existing state and retarding deterioration.

Rarity: An item having this value is significant because it represents a rare, endangered or unusual aspect of our history or cultural heritage.

Reconstruction: Returning a place as nearly as possible to a known earlier state by the introduction of new or old materials into the fabric (not to be confused with conjectural reconstruction).

Relic: The Heritage Act 1977 defines relic as: '...any deposit, object or material evidence relating to non-Aboriginal settlement which is more than fifty years old.' The National Parks and Wildlife Act 1974 defines a relic as: '...any

deposit, object or material evidence (not being a handicraft made for sale) relating to indigenous and non-European habitation of the area that comprises New South Wales, being habitation both prior to and concurrent with the occupation of that area by persons of European extraction, and includes Aboriginal remains.'

Representativeness: Items having this value are significant because they are fine representative examples of an important class of significant items or environments.

Restoration: Returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without introducing new material.

Social significance: Items having this value are significant through their social, spiritual or cultural association with a recognisable community.

State heritage inventory: A list of heritage items of state significance developed and managed by the Heritage Division. The inventory is part of the NSW Heritage Database.

State significance: Items of heritage significance which are fine examples, or rare, at a state community level.

Statement of heritage significance: A statement, usually in prose form which summarises why a heritage item or area is of importance to present and future generations.

Technical/research significance: Items having this value are significant because of their contribution or potential contribution to an understanding of our cultural history or environment.
