



Joe Maguires Hotel, No. 148 Peel Street, North Tamworth

HERITAGE IMPACT STATEMENT

Prepared for Watering Hole Hotels

Issue: 10th January 2025

Introduction

This Heritage Impact Statement (HIS) has been prepared in conjunction with a Development Application for alterations and additions to the existing building on the subject site at No. 148 Peel Street, North Tamworth.

The site is located within the Tamworth Regional Council area. The principal planning control for this site is the *Tamworth Regional Local Environmental Plan 2010*. The site is listed as a heritage item by Schedule 5 Part 1 of this plan. The site is also located in the vicinity of a number of heritage items. The site is not located within a Heritage Conservation Area as defined by Schedule 5 Part 2 of this plan.

Under the provisions of Part 5.10 of the *Tamworth Regional Local Environmental Plan 2010*, the consent authority requires a heritage management document to be prepared before granting consent to any development which is on land that contains a heritage item or within the vicinity of heritage items. The appropriate heritage management document in this instance is a heritage impact statement.

This report has been prepared at the request of the client and accompanies plans prepared by Studio Two Architecture.

Authorship

This statement was prepared by Peter Duggan, B.Sc.Arch, B.Arch(Hons), M.Herit.Cons, of P. A. Duggan, Architect and Heritage Consultant. The site and the surrounding streetscape were inspected in November, 2024.

This statement generally follows the methodology recommended by the NSW Department of Planning and Environment publication *Guidelines for Preparing A Statement of Heritage Impact* (2023).

Limitations

An Aboriginal history and assessment was not provided for.

No historical archaeology assessment was carried out on the site.

Site Analysis

The existing site is located at Nos. 144 and 146-148 Peel Street, North Tamworth. The site is on the eastern side of the street (Figure 1). The real property description is Lots 5 and 6 of DP 620371.

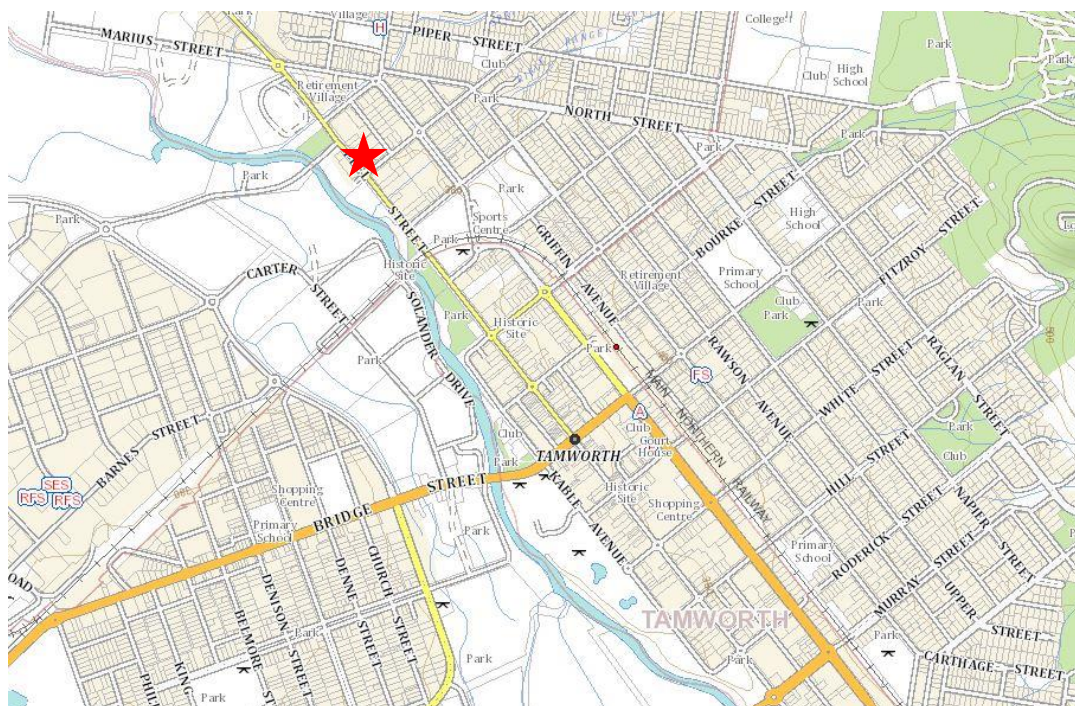


Figure 1: Location Map. The red star identifies the site. SIX Maps.

The site is located within a commercial area of Tamworth. The buildings in the vicinity are typically freestanding one to three storey residential and commercial buildings of face brick and painted masonry construction with shallow setbacks from the street.

The building on the adjoining property to the north of the subject site at No. 142 Peel Street is a freestanding, single storey Interwar period dwelling constructed of face brick walls with a hipped roof clad in corrugated steel. Adjoining the subject site to the south is No. 150 Peel Street, a single storey late Twentieth Century period commercial building constructed of face brick walls with a skillion roof concealed behind a low masonry parapet with a bullnose cantilevered awning that extends over the footpath to the street.

Opposite the subject site to the north west lies No. 165 Peel Street, a single storey homestead style former hotel building constructed of face brick walls with a hipped and gabled roof clad in corrugated steel. Opposite the subject site to the south west lies No. 169 Peel Street, a freestanding, three storey former flour mill constructed of painted brick walls with a gabled roof clad in corrugated steel. The former flour mill and former hotel are listed as a single heritage item on the *Tamworth LEP 2010*.

Figures 2 to 7 illustrate the buildings in the vicinity of the site.



Figure 2: No. 142 Peel Street.



Figure 3: No. 140 Peel Street.



Figure 4: No. 150 Peel Street.



Figure 5: No. 164 Peel Street.



Figure 6: No. 165 Peel Street.



Figure 7: No. 169 Peel Street.

The Joe Maguires Hotel is a c.1926 freestanding, two storey Interwar period building with Free Classical style elements. The external walls are constructed variously of rendered and painted masonry and painted brick set on a rendered and painted masonry base. The main roof is hipped and gabled and clad in corrugated steel. Extending through the roof towards the south western and north western sides of the main roof are five painted and rendered masonry chimneys. The attached single storey late Twentieth Century rear addition on the north eastern side is similarly constructed of rendered and painted masonry with a gabled roof clad in corrugated steel. A two storey painted timber verandah with a low pitched hipped roof supported by cast iron posts extends over the footpath on Peel Street. Regularly spaced painted timber framed double hung windows characterise the elevations of the building. A timber framed half glazed panelled double door with glazed fanlight and sidelights leads into the building from a small entry portico with a terrazzo floor and steps. The front elevation is characterised by pairs of timber framed double hung windows at ground floor level and timber framed glazed French doors at first floor level. A glazed tile dado extends the length of the elevation at ground floor level.

The existing building is built to its front building line on Peel Street. A concrete driveway extends along the northern side of the building accessed from Peel Street and lead to a gravel surfaced carpark to the rear. The rear carpark is also accessed from Brewery Lane. A powdercoated metal palisade fence extends along part of the northern boundary of the hotel site. The side of the adjoining building at No. 150 Peel Street defines the front part of the southern boundary of the site and a high cyclone wire mesh and metal rail fence defines the rear of the southern boundary. Adjoining the rear of the hotel is a fenced beer garden and play area. There is minimal landscaping on the subject site.

The adjoining lot at No. 144 Peel Street is included in the subject site and contains a small freestanding, single storey Victorian period face brick building with gabled roof clad in corrugated steel set within a gravel surfaced outdoor eating area. Powdercoated metal palisade fences define the front boundary and rear boundary and a timber paling fence with perimeter garden beds defines the northern side boundary of this lot. A metal clad garage adjoins the rear boundary of No. 144 Peel Street on the hotel site.

Figures 8 to 15 illustrate the exterior of the building and the site.



Figure 8: West (front) elevation.



Figure 9: Detail of the northern elevation.



Figure 10: Front verandah, looking north east.



Figure 11: Eastern, rear, elevation.



Figure 12: detail of the southern elevation of the rear addition.



Figure 13: Detail of the ground floor western elevation.

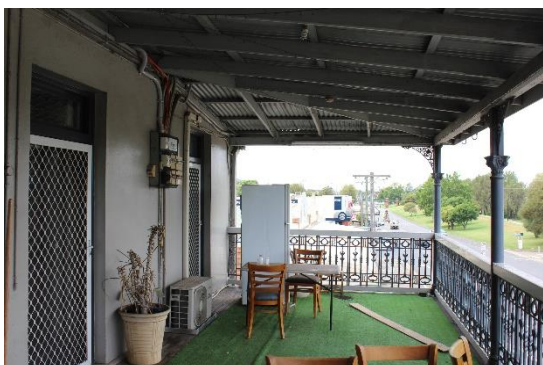


Figure 14: Front verandah at first floor level, looking south.



Figure 15: Brick building at No. 144 Peel Street, looking north east.

The internal layout of the building is best understood with reference to Figures 16 and 17.

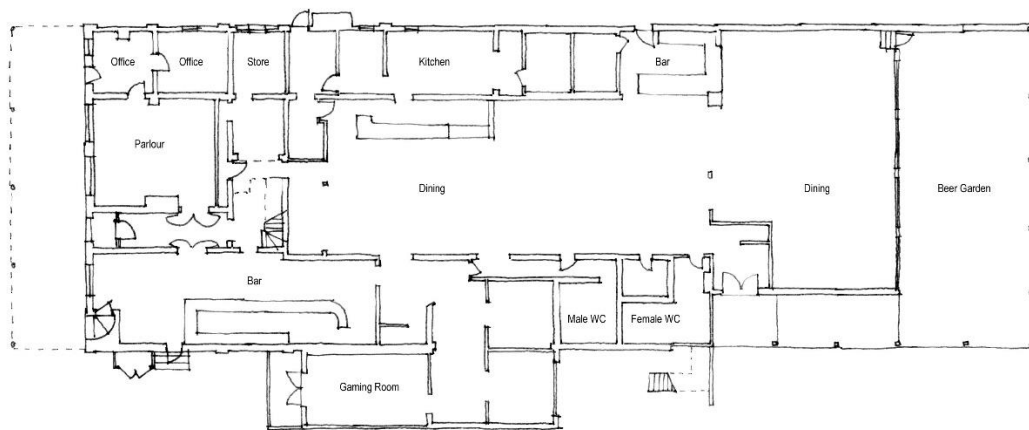


Figure 16: Existing ground floor plan.

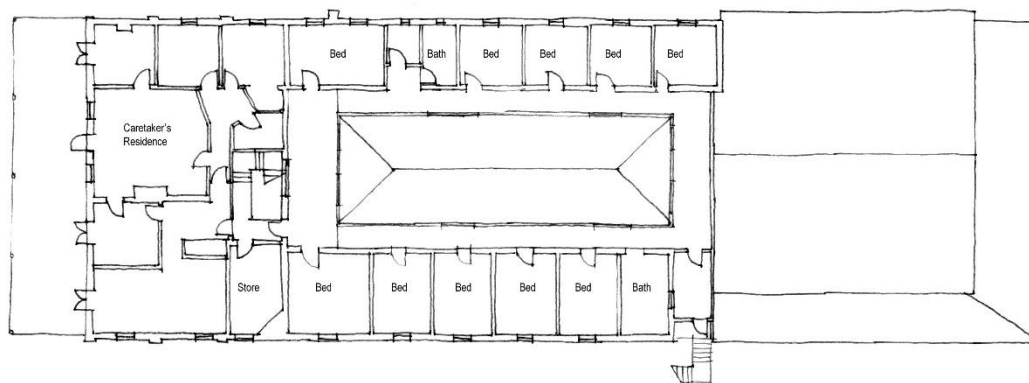


Figure 17: Existing first floor plan.

At ground floor level the main entry door leads into a central hallway. The hallway has plaster ceiling with painted timber battening and cornice. The walls are painted plaster with timber architraves and skirting boards. The floor is covered in carpet. Opening off the hallway to either side is a parlour and public bar. At the end of the hallway is a stair hall with a painted timber open well newel staircase with timber slatted balusters that rises to the first floor level on the eastern side of the room. The parlour opening, off the central hall on the northern side, has similar finishes to the hallway and retains its timber chimneypiece with brick hob and glazed tile hearth. The public bar opening off the hallway on the southern side has finishes of various dates including later stained v-jointed timber and carpeted wainscotting and the ceiling replaced with painted acoustic tiles. Early or original glazed tiles line part of the southern wall at its western end. The bar may be an early alteration. Stained timber shelving with glazed tile inlay lines the southern wall and may be original.

Towards the rear of the ground floor is a dining area with painted timber trusses forming an open raked ceiling lined in plasterboard. The dining area is a late Twentieth Century addition within the original rear hotel courtyard. Finishes to the dining area include plasterboard ceiling and walls, panelled timber dado and skirting boards and part carpeted and tiled floor. A later dining area addition leads to the rear beer garden. Opening off the dining area on the southern side are male and female sanitary facilities and gaming rooms. The fit-out to these rooms is recent in date. Opening off the dining area on the northern side is the kitchen and cool rooms.

Figures 18 to 25 illustrate the interior of the ground floor.



Figure 18: Entry hallway.



Figure 19: Staircase in stair hall.



Figure 20: Parlour, looking north west.



Figure 21: Parlour, looking south east.



Figure 22: Public bar, looking south east.

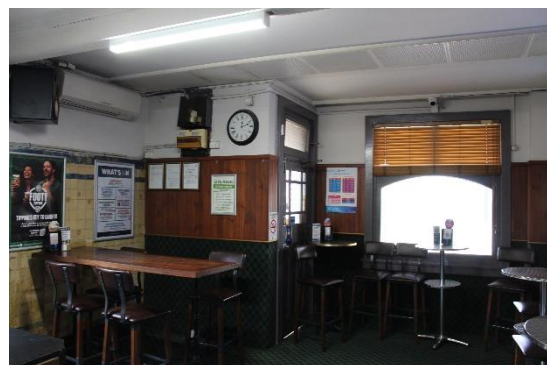


Figure 23: Public bar, looking west.



Figure 24: Dining area, looking north west.

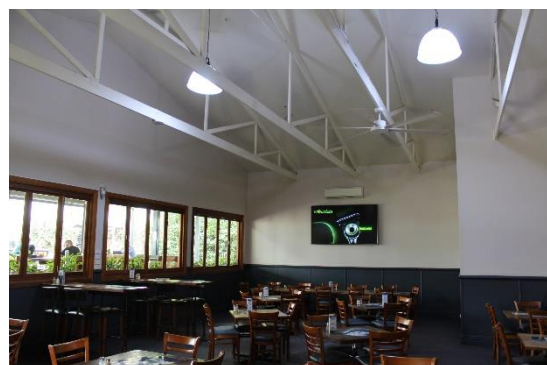


Figure 25: Rear dining area, looking south.

At first floor level the stair hall leads to the caretaker's residence on the western side of the building and to the hotel guest accommodation rear wing on the eastern side of the building. Finishes to the stair hall consist of painted plaster ceilings with painted timber battening and cornice, painted plaster walls with painted timber picture rails, architraves and skirting boards and carpeted flooring.

The caretaker's residence contains a sitting room, kitchen, storage and bedrooms. The finishes to the caretaker's residence are typical as elsewhere throughout the original part of the building. The sitting room retains its original timber chimneypiece with face brick hob and cast iron fire grate. Doors throughout the caretaker's residence are timber framed four panelled doors.

Accessed from the stair hall is the hotel guest accommodation wing at the rear. Each bed room is accessed from a wraparound corridor that was previously a verandah, since enclosed with fibre cement clad walls with aluminium framed windows. The corridor has timber floor boards and an exposed skillion timber roof structure. The bedrooms were not accessed at the time of the site visit. Two bathrooms and a shower room are located on either side of the rear wing. The bathrooms contain original or early wall tiling. The shower room has a recent fit-out.

Figures 26 to 35 illustrate the interior of the first floor.



Figure 26: Sitting room in Caretaker's residence, looking south east.



Figure 27: Kitchen in Caretaker's residence, looking north west.



Figure 28: Bedroom in caretaker's residence.

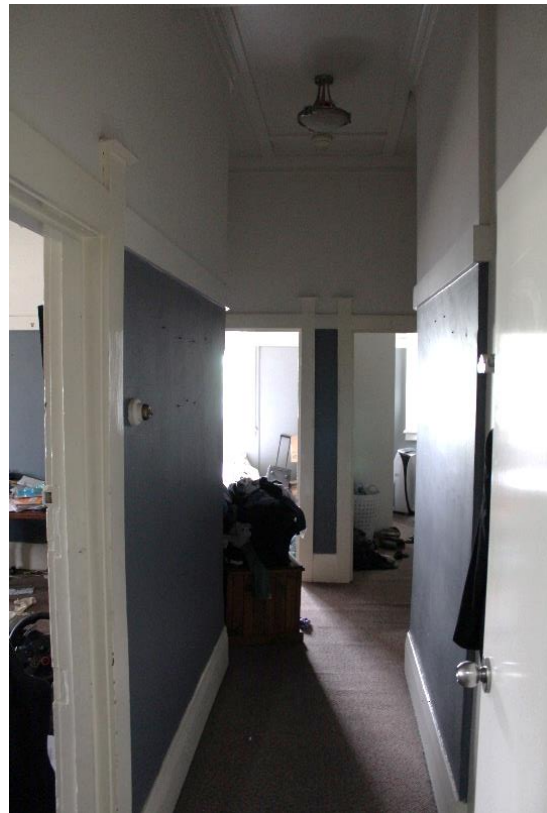


Figure 29: Hall in caretaker's residence.



Figure 30: Western corridor in accommodation wing, looking north.

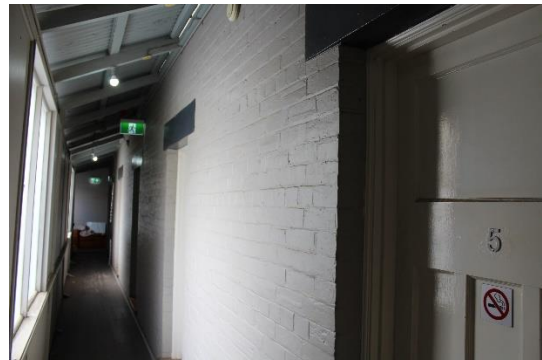


Figure 31: Southern corridor in accommodation wing, looking east.



Figure 32: Southern bathroom.



Figure 33: Shower room.



Figure 34: Northern bathroom.

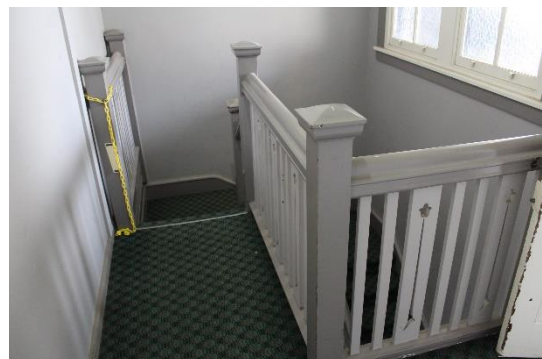


Figure 35: First floor stair hall.

Historical Development

Original Occupation

While this history does not include an assessment of Aboriginal heritage, it is acknowledged that present day Tamworth lies in the traditional lands of the Gamilaroi people.

Development of Tamworth

The following brief history of the European settlement of Tamworth is a summary from the Roger Milliss book *City on the Peel: a history of Tamworth and District 1818-1976*.

The surveyor-general John Oxley was the first European to visit the Tamworth region on the return journey of his 1818 expedition to explore the course of the Macquarie River. On passing through the Peel valley Oxley in his journal noted:

‘This space between the bounding hills is not altogether level, but rises into gentle inequalities, and independently of the river is well watered; the grass was most luxuriant; the timber good and not thick: in short, no place in the world can afford more advantages to the industrious settler, than this extensive vale. The river was named Peel's River, in honour of the Right Hon. Robert Peel.’¹

Despite the prospects of abundant fertile land in the region access to it was blocked due to the forbidding contours of the Liverpool ranges. A practicable way was sought by the botanist and explorer Allan Cunningham in 1823 when he found a natural break in the mountain chain which he named Pandora's Pass. Assistant government surveyor Henry Dangar further found two new routes to the Liverpool Plains in 1824 and 1825 through Dart Brook which offered ‘no obstacle to prevent the traveller on horseback or beast of burden.’ In order to limit the spread of settlement Governor Darling proclaimed the ‘Limits of Location’ in 1829 to which effective government control extended and beyond which it was forbidden to trespass. However, land hungry squatters were soon spilling into the unoccupied crown lands seeking grass for their growing numbers of cattle and sheep. A number of illegal squatters took up land in the Liverpool Plains. One of the earliest squatters was William Nowland who in 1827 blazed a route to the Liverpool Plains from the Hunter valley which a dray was able to be transported. He took up a run named Warrah though he was later displaced by the Australian Agricultural Company when they were granted exclusive use of the land in 1832.

The Australian Agricultural Company was incorporated by an Act of the British Parliament in 1824 with a combined capital of £1 million made up of 10,000 shares of £100 each. Its aim was for the raising of fine wool and cultivating the vine, olive, flax, and other products for export to Great Britain. The company was granted a million acres of land of which it selected at Port Stephens though it soon sought to exchange the grant for better land in the interior of the colony that Henry Dangar had inspected in the Peel valley and at the eastern section of the Liverpool Plains in 1831. It selected some 240,000 acres at Warrah and an irregular section of over 300,000 acres at Goonoo Goonoo on the west bank of the Peel River. A site was selected for the company's headquarters on the Peel and a nearby reserve was set aside for the company's free servants and 200 convicts. This primitive settlement would form the basis of what is now West Tamworth. The company's station on the west bank of the Peel River was first named Tamworth in 1835 by the Company Commissioner Henry Dumaresq after the Borough of Tamworth in Staffordshire, the family home of the Peel family.

Settlement slowly developed on the eastern side of the river centred on two ford crossings, one approximately at the site of the present main bridge and the other at the foot of what is now Darling Street, where teamsters camped overnight on the trip up to the stations in New England or on the Namoi and beyond. In 1841 the settlement was described as ‘a busy and stirring place with two blacksmiths, two storekeepers and a kind of public house.’

¹ Cited in Millis, Rodger, *City on the Peel: a history of Tamworth and District 1818-1976*, A. H. & A. W. Reed, Dubbo, 1980, p. 23.

In January 1850 the site of the Township of Tamworth had been officially proclaimed in the Government Gazette with the first sale by auction of building blocks being conducted in July of that year. Stimulated by the nearby gold rushes further up the headwaters of the Peel most of the available blocks in the surveyed town area bounded by the river, Marius, White and Bligh Streets had been sold by July 1853. Despite these considerable figures the population of the town had only grown steadily from 250 people in 1851 to around 600 a decade later.

In the 1860s the Robertson Land Act had partially broken and opened up the larger pastoral runs to free selectors, settlers who wanted the opportunity to select smaller farms of between forty and three hundred and twenty acres of land. Because of these smaller farms an increase in the type of agricultural products became available in towns throughout the district. In 1861 the year the bill was introduced out of a total area officially given as 5,329,198 acres in the Liverpool Plains a mere 1,208 acres were recorded as under cultivation. By 1869 5,310 acres were tilled and by 1875 the cultivated area had grown to 10,093 acres, 7,028 of which were sown to wheat.

By the mid-1860s Tamworth now boasted 'a hospital, a mechanics' institute, a telegraph station, a police office, a handsome court house with gaol attached. Education was provided by two schools, spiritual needs were filled by two churches and profaner appetites were satisfied by five hotels.'² By the census in 1871 the town's population had increased to 1,511 and by 1881 it had more than doubled to 3,612. While its fortunes were still heavily dependent on its rural periphery Tamworth had by this time developed into an important urban centre (Figure 36).



Figure 36: Peel Street in 1876.
City on the Peel.

The town rapidly expanded in the 1870s and so the citizens petitioned for the establishment of a borough council with the town officially proclaimed as a borough on 17 March, 1876. The new municipality embraced an area of 5,274 acres, with an estimated population of about 3,000 people. Council elections soon followed in May with P. G. King elected as the first mayor.

Tamworth's good fortunes continued in the 1880s with a glowing report of Tamworth in 1883 reflecting the lively atmosphere of the place:

'The amount of business done at Tamworth is apparent at every warehouse, shop and place of business. There are some half dozen stores, with shop fronts and displays of goods that would not disgrace the chief cities of the colony. Tradesmen of every class are numerous. Tailors, dressmakers and drapers vie with each other in obtaining the latest fashions to adorn the person... Some thirty hotels are open to the thirsty traveller, or the liquor-loving soaker. Butchers and bakers are fully represented, and every requirement for mans' sustenance and luxury can be readily obtained.'³

² Ibid., p. 103.

³ Ibid., p. 123.

Development of the former Tattersalls Hotel

Tamworth's status as an important trading post and business centre for the district in the second half of the Nineteenth Century saw an influx of hotels to serve the travelling public. A visitor from Victoria, in Tamworth when the town was celebrating the arrival of the railway in 1878 noted one feature that stood out above all else:

'But if there was a paucity of good churches, there was none of the public houses. Hotels were everywhere, no matter whither you gazed, it was toujours hotels. I had often heard that Tamworth was a dry place, and looking around me, here was ample proof of the statement. Forty public-houses for about three thousand inhabitants is a rather startling average. Great Scott! your residents must drink as deeply as did the Danes in Hamlet's time...' ⁴

An earlier Tattershall's Hotel existed in Tamworth in the Nineteenth Century and was located on the corner of Peel and Brisbane Streets. Numerous other hotels were located in this central part of Tamworth bounded by Peel and Marius Streets and Brisbane and White Streets including the Caledonian, Exchange, Post Office, Great Northern and the Tamworth Hotel. The Prince of Wales Hotel on the corner of Peel and Murray Streets and the Royal and the Courthouse Hotel both on Peel Street were also well patronised hotels outside of these central streets.

It is unknown when exactly a hotel first existed on the subject site. The opening of a hotel in this part of Peel Street to the north of the central business area of the town was no doubt to take advantage of its proximity to Munro's flour mill which was first established in 1863 on a small rise adjacent to the Peel River. This building still stands today. Tamworth's three flour mills were central to the prosperity of the town and all had the latest machinery to produce immense quantities of flour of the finest description.⁵ Apart from the flour mill, also located in the immediate vicinity was the Royal Standard Brewery.

Beer making was also a long established business in Tamworth and among the town's industrial enterprises (which by the end of the Nineteenth Century consisted of Piper's soap and candle factory, W. & A. Smith's tannery and boot making business, several coach and buggy factories, three sawmills, two brickworks) the largest concern was the Royal Standard Brewery that was first set up in 1879 by J. S. Oddy and taken over by C. J. Britten in 1885. By 1901 C. J. Britten had a near-monopoly of the Tamworth beer trade and his brew was sold widely throughout the north and northwest.⁶ The brewery occupied 2 acres and employed 100 men. The brewery was greatly expanded in 1903 with a four storey malthouse and operations reached their peak in 1914 when the Royal Standard was reputedly the biggest brewery outside of Sydney. However, with increasing competition from the two major Sydney breweries Tooth's and Toohey's the company went into liquidation in 1921, only two years after the death of C. J. Britten in 1919.

Prior to the construction of the current hotel building on the subject site the Tattersall Hotel was a single storey hotel (Figure 37). The publican's licence was previously held by Alfred Puxty who transferred it to James Dwyer in 1912.⁷ In September of 1912 the lease, licence and goodwill of Dwyer's Tattersall's Hotel was for sale.⁸ However, as per the Tooth's Yellow Card series of the Noel Butlin Archives Joseph Maguire had been the owner and licensee of the Tattersall's Hotel since 1906. Joseph Charles Maguire (b.1887 - d.1939) served as an Alderman on Tamworth Municipal Council and was well known in Tamworth's sporting circles. In May 1924 it had been recorded that two brick wings were recently erected at the back providing 8 bedrooms for the public. The hotel at the time also contained excellent stabling with 13 loose boxes.⁹

⁴ Ibid., p. 112-113.

⁵ 'Tamworth', *Illustrated Sydney News*, 4 August 1883, p. 7.

⁶ *City on the Peel*, p. 156-157.

⁷ 'Transfer of Publican's Licence', *Tamworth Daily Observer*, 24 August 1912, p. 2.

⁸ 'Advertising', *Tamworth Daily Observer*, 5 September 1912, p. 3.

⁹ Card 1 Side 2, Tattersalls Hotel Yellow Cards, Tooth & Co. Company Archives, Australian National University.

By August 1926 the hotel had obtained its current two storey form (Figure 38) as visible in a yellow card entry for the 1920s. Evident in the image is the number of elements of the existing building that are still intact including its chimney stacks, timber first floor verandah with cast iron filigree detailing, street facing gable roof with timber battening to the gable end, the pattern of door and window openings and its glazed tile dado to the front wall. It could be speculated that the earlier hotel was added to rather than rebuilt considering the similar widths of the structure and their similar front door and window openings. In 1935 Joseph was given permission by the Licencing Reduction Board to carry out alterations and additions to the Tattersall's Hotel with the estimated cost of the work estimated at £1250.¹⁰ These works included 8 new bedrooms bringing the total to 34.¹¹

Following Joseph's death in 1939 the ownership of the hotel passed to his wife Susan and his children with Susan becoming the licensee in 1940. Following her death in 1957 the licence of the hotel was then passed on to Joseph's and Susan's son Joseph 'Joe' Ronald Maguire. Joe would continue to run the hotel until his death in 1989, aged 68, when the hotel was then sold by the Maguire family. The hotel was last sold in 2020 to the current owner by the Cannon family who had owned the hotel since 2004.

Joe Maguire was known as a generous and well respected man who would give anyone a hand. Slim Dusty included the song 'Joe Maguire's Pub' on his 1976 album *Spirit of Australia*, with the song written by his friend and long time collaborator Stan Coster.

Oh I wandered into Tamworth from a station in the scrub
And settled on a bar-stool down in Joe Maguire's pub
From the moment that I walked in there and bought myself a beer
I felt at ease and welcome in a friendly atmosphere

Oh the bar is plain and simple there's no tiles or polished brass
And the customers are mostly of the solid working class
The old pub gets over-crowded every sale day in the town
When the auctioneers and squatters and the stockmen gather round

The arrangement of the bottles on the shelf behind the bar
May not be in order like some fancy hotels are
And his way of keeping bank notes in a sack of calico
Would be scoffed at by accountants but it seems all right with Joe

Now Joseph has arranged it to the audience's delight
Country music playin' in the lounge on Friday night
Oh the entertainers may not get a hearing in a club
But the drinkers sure applaud them
Down at Joe Maguire's pub

Now young Patrick on the bar staff serves you with a pleasant smile
And Joe affronts the old place in a free and easy style
And if you're in town try their tucker old mate its first class grub
And you know the beers one cent cheaper
Down at Joe Maguire's pub

Oh he's been around a long time he'll be round a long time yet
And he runs the kind of pub I like an' so will you I bet
So I tell you fellow bushmen when you're in town from the scrub
Oh you'll really find a welcome down in Joe Maguire's pub

Yes I wandered into Tamworth from a station in the scrub
And settled on a bar-stool down at Joe Maguire's pub
From the moment that I walked in there and bought myself a beer....

¹⁰ 'Licencing Board', *The Maitland Daily Mercury*, 16 March 1935, p. 4.

¹¹ Card 2 Side 2, Tattersalls Hotel Yellow Cards, Tooth & Co. Company Archives, Australian National University. Also indicated on the card entry was that the hotel was rebuilt about 1926.



Figure 37: Tattersall's Hotel. Not dated.
Noel Butlin Archives Centre.



Figure 38: Maguire's Tattersalls Hotel, August 1926.
Noel Butlin Archives Centre.

Heritage Status

The following statutory heritage listings apply to the site.

The former Tattersalls Hotel, No. 148 Peel Street, North Tamworth:

- Is listed as a heritage item of local significance by Schedule 5 Part 1 of the *Tamworth LEP 2010*.
- Is located within the vicinity of a number of heritage items identified by Schedule 5 Part 1 of the *Tamworth LEP 2010*.
- Is not located within a Heritage Conservation Area as defined by Schedule 5 Part 2 of the *Tamworth LEP 2010*.

The State Heritage Inventory provides the following statement of significance for the site:

*'Two storey hotel in brick with shallow pitch iron roof and gable ends front, rear and side. The road frontage contains a verandah at upper level on iron columns with lace balustrades and angle brackets.'*¹²

Heritage Items Within the Immediate Vicinity

Figure 39 shows the location of heritage items, listed by Schedule 5, Part 1 of the *Tamworth LEP 2010*, in the vicinity of the subject site. Heritage items are coloured brown and numbered. The subject site is identified by a red star.



Figure 39: Detail of the Tamworth Heritage Map.
Tamworth LEP 2010.

Heritage items that can be considered within the immediate vicinity of the former Tattersalls Hotel, No. 148 Peel Street, North Tamworth are:

- *Former Square Man Hotel and old flour mill*, Nos. 165-179 Peel Street, Tamworth (I446).

The State Heritage Inventory provides the following statement of significance for this item:

*'A very early inn, surviving largely intact, on the main route to Manilla, possibly linked with an early river crossing. The building is a good example of country vernacular.'*¹³

¹² *Hotel Tattersalls*, 146-148 Peel Street, Tamworth. State Heritage Inventory Database No.: 2470141.

¹³ *Former Square Man Hotel and old flour mill*, 165-179 Peel Street, Tamworth. State Heritage Inventory Database No.: 2470143.

Refer back to Figures 6 and 7 for a photograph of this item. The Former Square Man Hotel and old flour mill is listed as an item of local heritage significance. This item has a multiple lot boundary curtilage. Principal view corridors are obtained from directly in front of the various buildings of this item on Peel Street. Direct views are obtained on approach in either direction along the street. There are direct views to/from the front of this item to the subject site across Peel Street.

- *Former brewery building, 130-138 Peel Street, Tamworth (I443).*

The State Heritage Inventory provides the following statement of significance for this item:

*'An important surviving link with Tamworth's early industry.'*¹⁴

Refer to Figure 40 for a photograph of this item. This item has a lot boundary curtilage. Principal views are obtained from directly in front of the item on Peel Street. Views are obtained on approach in either direction along Peel Street and on approach from the west along Jerry Street. Views towards the front of the subject site from this item are obstructed due to intervening trees and buildings. The subject site forms part of the setting of this item.



Figure 40: Former Royal Standard Brewery, No. 130-138 Peel Street.

- *Group of shops, 164 Peel Street, Tamworth (I445).*

The State Heritage Inventory provides the following statement of significance for this item:

*'One of few town centre buildings retaining its verandah posts. Main value is to streetscape. Important component in group of three. Also has some local historical and architectural interest.'*¹⁵

Refer to Figure 5 for a photograph of this item. This item has a lot boundary curtilage. Principal views are obtained from directly in front of the item on Peel Street. Views are obtained on approach in either direction along the street. Views towards and from this item towards the subject site are obscured from the front part of this item and partially from the rear yard of this item due to intervening buildings. The subject site forms part of the setting of this item.

Identification of View Corridors

Principal view corridors towards the subject site are obtained from directly outside of it on Peel Street and on approach nearby from either direction along the street. Refer back to Figures 8 and 10. Distant views towards the front, western elevation, and of the front part of the side elevations of the building are also obtained from the intersection of Peel and Jewry Streets and at the intersection of Peel and Bligh Streets (Figures 41 and 42).

¹⁴ *Former brewery building, 130-138 Peel Street, Tamworth. State Heritage Inventory Database No.: 2470140.*

¹⁵ *Group of Shops, 164 Peel Street, Tamworth. State Heritage Inventory Database No.: 2470142.*

Views towards the rear, eastern, elevation of the existing building are obtained from the rear carpark area and on approach from along Brewery Lane. Views towards the rear, eastern, elevation are not significant.



Figure 41: View looking towards the subject site from on approach along Peel Street from the north.



Figure 42: View looking towards the subject site from on approach along Peel Street from the south.

Integrity

The hotel demonstrates a high degree of external integrity. The principal, street front, elevation is highly intact with regards to form, pattern of openings and finishes. The first floor verandah, although intact, requires repair in part. The northern, side, elevation in part retains its pattern of openings and original windows with a number of later detracting services (pipes, ducting, conduits) and later openings/sun hoods at ground floor level. The southern elevation is similarly intact with a number of later surface mounted services. The single storey gaming room addition has obscured the ground floor level of the building on this side. The rear elevation addressing Brewery Lane has been altered with the late Twentieth Century dining area enclosing the original courtyard and the later rear dining area and beer garden extending beyond the rear of the original rear wings.

The interior of the ground floor has undergone alteration and addition over time. In the absence of original plans, it is difficult to ascertain the full extent of changes over time. The most intact part of the ground floor are the principal rooms on the western side of the building including the entrance hall, parlour, stair hall and the public bar. This part of the hotel retains some original elements such as original timber joinery (including the original staircase, timber framed double hung windows, skirting boards, architraves, cornices and ceiling panelling) and original room layouts. The open brick fireplace and painted timber chimneypiece is intact in the parlour. The double doors to the parlour and the public bar are recent in date. The bar may be early (c. 1940s?) and the timber shelving behind on the southern wall of the public bar may be original or at least early. The rear wing, now the location of the dining area, kitchen and gaming room has undergone a greater degree of alteration. The floor plan of the rear wings has clearly been altered through the removal of walls, the insertion of door openings and new finishes.

The interior of the first floor is intact. The caretaker's residence retains its original floor plan layout and timber joinery. Some doors have been removed or replaced with later flush panel doors. The brick hob fireplace with timber chimneypiece is intact in the sitting room. The carpeted flooring throughout is recent. The kitchen fit-out is recent. The internalised corridor to the rear wing was originally an open verandah, since closed off with fibre cement clad walls and aluminium framed windows. The guest bed rooms were not examined for the purposes of this report. The bathrooms retain some original or early fittings and wall tiling.

Grading of Significance

The various elements of a place may make different relative contributions to its heritage significance.

The significance of the main elements of the site have been assessed and ranked for the purpose of determining priorities.

The different rankings used in Figures 43 and 44 are as follows:

High (red): elements identified as being of high significance represent those elements which provide evidence of a key phase in the history of the site's development or that of the surrounding area. These elements strongly embody the heritage values of the place. These elements may display some loss of original fabric, provided that these alterations do not detract substantially from significance.

Moderate (orange): elements identified as being of moderate significance consist of those elements which are not individually significant, but which when considered within the context of the site as a whole nevertheless have some significance. Such elements generally provide coherence, context and/or links between other significant elements and contribute to the understanding of the evolution of the site. Moderately significant elements may have been altered or modified; they may contribute to the interpretation of the site.

Neutral (yellow): elements that neither contribute nor detract from the significance of a site.

Intrusive (blue): elements identified as intrusive are those elements which, while they may potentially contribute to a comprehensive understanding of the evolution of the site and how it has been used, have no historical value and/or are located in a manner which is unsympathetic to or detract from the significance of other significant elements

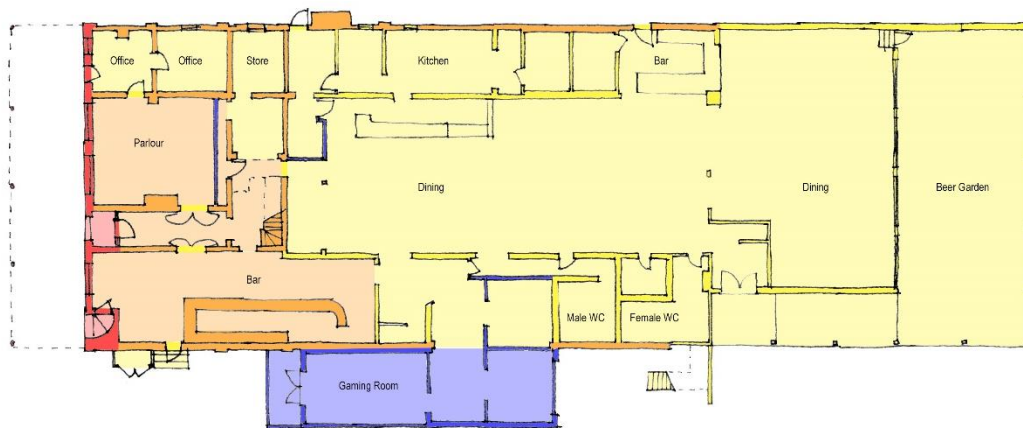


Figure 43: Significance ranking ground floor building elements.

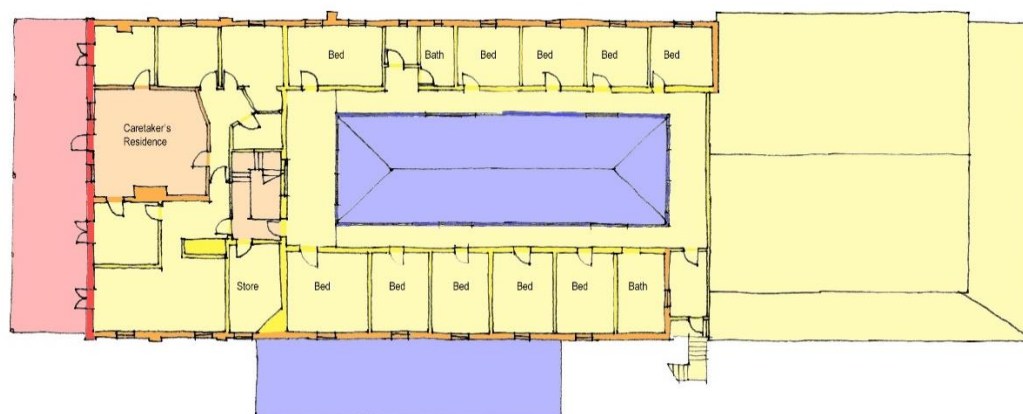


Figure 44: Significance ranking first floor building elements.

Assessment Under NSW Department of Planning and Environment Criterion

Joe Maguires Hotel is assessed for significance under the criterion contained in the document *Assessing Heritage Significance* (2023) provided by the Environment and Heritage Group of the NSW Department of Planning and Environment.

It is recommended for Tamworth Regional Council to update the State Heritage Inventory listing for the item.

Criterion (a)

An item is important in the course, or pattern, of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Significance Indicator
<ul style="list-style-type: none">• Association with an event, or series of events, of historical, cultural or natural significance
<ul style="list-style-type: none">• Demonstration of important periods or phases in history
<ul style="list-style-type: none">• Association with important cultural phases or movements
<ul style="list-style-type: none">• Demonstration of important historical, natural or cultural processes or activities

A hotel has been trading on this site since 1878. It is most likely that the current hotel is a later addition to an earlier single storey hotel. Joseph Maguire had earlier acquired the hotel in c.1906 and the hotel remained in the Maguire family until the late 1980s. The hotel is an intact part of a group of commercial buildings that developed in this part of Peel Street first associated with Munro' steam flour mill (established in 1863) and later the Royal Standard Brewery.

The Joe Maguires Hotel is significant under this criterion.

Criterion (b)

An item has strong or special association with the life or works of a person, or group of persons, of importance in New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Significance Indicator
<ul style="list-style-type: none">• A key phase(s) in the establishment or subsequent development at the place or object was undertaken by, or directly influenced by, the important person(s) or organization
<ul style="list-style-type: none">• An event or series of events of historical importance occurring at the place or object were undertaken by, or directly influenced by, the important person(s) or organization
<ul style="list-style-type: none">• One or more achievements for which the person(s) or organization are considered important are directly linked to the place or object

Joe Maguires Hotel is significant for its association with Joseph Maguire who was an alderman of the Tamworth Municipal Council in the early Twentieth Century. Following his death in 1939 the hotel continued to be run by members of his family up until the late 1980s.

Joe Maguires Hotel is significant under this criterion.

Criterion (c)

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative/technical achievement in New South Wales (or the local area)

Significance Indicator
<ul style="list-style-type: none">• Recognition as a landmark or distinctive aesthetic natural environment
<ul style="list-style-type: none">• Recognition of artistic or design excellence

<ul style="list-style-type: none"> Represents a breakthrough or innovation in design, fabrication or construction technique, including design/technological responses to changing social conditions
<ul style="list-style-type: none"> Distinctiveness as a design solution, treatment or use of technology
<ul style="list-style-type: none"> Adapts technology in a creative manner or extends the limits of available technology

Joe Maguires Hotel is aesthetically significant as a good example of an Interwar period hotel building with Free Classical style design elements. Its contribution to the streetscape is derived from its intact front elevation including its prominent first floor timber verandah with cast iron filigree detailing.

Joe Maguires Hotel is significant under this criterion.

Criterion (d)

An item has strong or special association with a particular community or cultural group in New South Wales (or the local area) for social, cultural or spiritual reasons

Significance Indicator
<ul style="list-style-type: none"> Highly regarded by a community as a key landmark (built feature, landscape or streetscape) within the physical environment
<ul style="list-style-type: none"> Important to the community as a landmark within social and political history
<ul style="list-style-type: none"> Important as a place of symbolic meaning and community identity
<ul style="list-style-type: none"> Important as a place of public socialisation
<ul style="list-style-type: none"> Important as a place of community service (including health, education, worship, pastoral care, communications, emergency services, museums)
<ul style="list-style-type: none"> Important in linking the past affectionately to the present

Joe Maguires Hotel has long associations with the Tamworth community. Its fond place in the community is exemplified by its inclusion as a song written by Stan Coster and recorded by Slim Dusty in 1979.

Joe Maguires Hotel is significant under this criterion.

Criterion (e)

An item has potential to yield information that will contribute to an understanding of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Significance Indicator
<ul style="list-style-type: none"> Comparative analysis
<ul style="list-style-type: none"> Potential to improve knowledge of a little-recorded aspect of an area's past or to fill gaps in our existing knowledge of the past
<ul style="list-style-type: none"> Potential to inform/confirm unproven historical concepts or research questions relevant to our past
<ul style="list-style-type: none"> Potential to provide information about single or multiple periods of occupation or use
<ul style="list-style-type: none"> Potential to yield site-specific information that would contribute to an understanding of significance against other criteria

Joe Maguires Hotel is built using well documented construction techniques of the early Twentieth Century; it is typical of many brick buildings erected in Tamworth at this time. There are similar examples of buildings of this period surviving within the surrounding streets and the town in general.

Joe Maguires Hotel is not significant under this criterion.

Criterion (f)

An item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history (of the cultural or natural history of the local area)

Significance Indicator
<ul style="list-style-type: none">• Rare surviving evidence of an event, phase, period, process, function, movement, custom or way of life in an area's history that continues to be practised or is no longer practiced
<ul style="list-style-type: none">• Evidence of a rare historical activity that was considered distinctive, uncommon or unusual at the time it occurred
<ul style="list-style-type: none">• Distinctiveness in demonstrating an unusual historical, natural, architectural, archaeological, scientific, social or technical attribute(s) that is of special interest
<ul style="list-style-type: none">• Demonstrates an unusual composition of historical, natural, architectural, archaeological, scientific, social or technical attributes that are of greater importance or interest as a composition/collection

Joe Maguires Hotel is not rare. There are many examples of intact Interwar period country hotels throughout New South Wales.

Joe Maguires Hotel is not significant under this criterion.

Criterion (g)

An item is important in demonstrating the principal characteristics of a class of New South Wales (or a class of the local areas):

Cultural or natural places; or

Cultural or natural environments

Significance Indicator
<ul style="list-style-type: none">• A class of places or objects that demonstrate an aesthetic composition, design, architectural style, applied finish or decoration of historical importance
<ul style="list-style-type: none">• Representative of a class of places that demonstrate a construction method, engineering design, technology, or use of materials, of historical importance
<ul style="list-style-type: none">• Representative of a class of places that demonstrate an historical land use, environment, function, or process, of historical importance
<ul style="list-style-type: none">• Representative of a class of places that demonstrates an ideology, custom or way of life of historical importance

Joe Maguires Hotel is representative of Interwar period country hotels.

Joe Maguires Hotel is significant under this criterion.

Revised Statement of Significance

As a result of the investigation of the historical and physical evidence found in the preparation of this report a revised statement of significance is proposed as follows:

Joe Maguires Hotel has significance as a good example of an Interwar period hotel building with Free Classical style design elements. Its contribution to the streetscape is derived from its intact front elevation including its prominent first floor timber verandah with cast iron filigree detailing. The hotel is held in high esteem by the local community and those further afield as exemplified by its namesake song recorded by Slim Dusty in 1979. The hotel forms part of a small group of late Nineteenth and early Twentieth Century commercial buildings in this part of Peel Street.

Development Proposal

The following should be read in conjunction with the plans prepared by Studio Two Architecture.

It is proposed to carry out alterations and additions to the existing hotel building on the subject site as follows:

- Demolish and remove the existing walls as shown on the plans. Walls and rooms to be removed include:
 - the front parlour (retaining the front and northern walls and part of the eastern wall, the chimney breast and chimneypiece and the ceiling panelling),
 - the stair hall and staircase;
 - Front bar;
 - Gaming rooms;
 - Toilet facilities;
 - Kitchen;
 - Ground floor rear dining areas;
 - Internal walls to the caretaker's residence;
 - Internal corridor fibre cement clad walls and dining area roof;
 - Internal walls to the first floor guest rooms (retain in part existing walls for new caretaker's flat in the southern rear wing guest rooms).
- Construct new walls and rooms as shown on the plans including:
 - attached, single storey brasserie on the northern side;
 - entry foyer, stairway and lift core;
 - ground floor internal fit-out including: new sports bar, kitchen, toilet facilities, gaming room, bar, cocktail lounge and dining area;
 - first floor internal fit-out including: dining rooms, food preparation room, verandah and caretaker's flat.
- Convert existing Victorian period building into outdoor bar.
- Construct new sealed and kerbed 39 space carpark.
- New landscaping as shown on the plans including: new vegetation and planter beds, new front and rear fences, new fenced playground, new paved meal areas, and new paved temporary stage area.

The proposed finishes include: face brickwork walls to the brasserie and new gaming room/dining area to the rear; lightweight vertical cladding to the entry foyer, stairs, lift core and first floor rear wing; horizontal cladding to the gable ends of the new main roof; corrugated steel roof sheeting to the new gabled main roof, the gabled brasserie roof and to the skillion roofed new cool room and entry foyer/lift core.

Assessment Methodology

The following assessment is prepared with an understanding of the requirements for an HIS set out in the NSW Department of Planning and Environment publication *Guidelines for Preparing A Statement of Heritage Impact* (2023).

The proposal is assessed with a full understanding of the relevant objectives and controls set out in the *Tamworth Regional Local Environmental Plan 2010* and the *Tamworth Regional Development Control Plan 2010*.

Assessment

Effect of Work on the Subject Site

Demolition Works

The first aspect of the proposal to consider is the impact on the subject site of removing a number of internal walls and fabric of the original building. This is contrary to the controls provided for heritage items by the *Tamworth Regional Local Environmental Plan 2010* and the *Tamworth Regional Development Control Plan 2010*. The impact will nevertheless be acceptable for the following reasons:

- The heritage significance of the place is derived from its contribution to the streetscape as demonstrated by its statement of significance on the state heritage inventory listing. Altering the interior of the building does not impact on the elements that contribute to the heritage significance of the place.
- The assessment contained in this report does not attribute high significance to the interior of the building, which has been altered over time. The interior of the building does not contain spaces or fabric that sufficiently further understanding of significant uses, the association of the site with the Maguire family or of the Interwar Free Classical style.
- The original or early interiors are not exceptional examples of interiors of this period and have undergone alteration. While original they do not demonstrate a high level of architectural merit nor do they adequately demonstrate the principal characteristics of the Interwar period Free Classical style. This fabric is not rare and is isolated original fabric in spaces that have otherwise been altered.
- The spaces and fabric that are considered to have moderate significance can be archivally recorded in situ and elements such as the original bottle shelving behind the public bar could be reinstated in the new development as part of an interpretation plan. It is proposed to retain the original fireplaces in the front parlour and caretaker's residence as forming part of the interpretation of the place.
- Understanding the significance of the building as an example of the Interwar period Free Classical style is not dependent on retaining the building in its entirety. The front elevation is the only part of the building that clearly demonstrates the attributes of this style.
- Understanding the significant associations of the site with the Maguire family is not dependent on the retention of fabric. The proposed alterations and refurbishment provides an opportunity for the interpretation that can tell a story that is currently only recorded in historic records.
- The interiors of the building are not visible from the public domain. As discussed above it is those elements that contribute to the streetscape appearance of the building that contain the heritage significance of the place.
- Those elements of the building that contribute the most to its heritage significance as a good example of an Interwar period Free Classical style building including its first floor front verandah with cast iron filigree detailing, the street front pattern of doors and window openings, the glazed tiled dado and the street facing gabled roof are retained intact in the proposal.
- The later spaces and fabric to be removed including the kitchen fit-out, toilet facilities, gaming rooms and rear dining area do not form part of the significant fabric of the place. Removing these spaces and fabric will not impact upon an understanding of the existing building as being a good example of an Interwar period Free Classical style hotel building.
- It is difficult to adaptively re-use the early or original spaces to suit changing technologies, building code requirements, the community's and the modern hospitality industry's expectations. Community expectations have evolved since the building was first constructed. The original rooms were designed to meet licencing requirements of the day which are now obsolete. The provision of separate small rooms within a hotel

building is no longer a requirement nor a welcome element in modern hospitality due to creating spaces that are unable to be easily monitored or kept safe.

- Demolishing the existing internal walls and spaces will enable an economically viable use of the site. Having a viable use for the site is essential in ensuring the long term conservation of the retained building and for the site as a whole.
- Where social significance is one of the dominant aspects of a site's significance, renewal and adaptation so that the significant social function can be continued may be seen as supporting and even enhancing that aspect of its significance. As the social function of a place evolves, so too does the understanding of that significance. The site has already undergone a number of alterations in the past which have managed to retain those aspects of the site's heritage significance and the proposed new works represent the next stage of evolution, albeit a comprehensive one.
- Social significance, unlike other aspects of significance, does not necessarily depend on the physical retention of fabric. The continuity of social significance lies in the delivery of services and those using the services, being, in effect, the community of Tamworth and its surrounding districts. Were the place not to be renewed, use would decline and with it, its ongoing social significance. In short, the continued use of this site as a hotel will maintain its social significance. Improving the services that it provides will enhance social significance.

New Works

Exterior

The proposed alterations and additions will have a minimal and acceptable impact on the significance of the subject site for the following reasons:

- The form of the proposed additions has been carefully considered. The form of the proposed single storey brasserie is simple, complimenting the generally simple forms of the existing building. The first floor level entry staircase, lift and foyer is set in a simple skillion roof form, which is set back from the street front elevation of the existing building and will not detract from or visually compete with the form of the existing building.
- The proportions of the new elevations have similarly been carefully considered. The pattern and height of openings in the western and northern elevations of the brasserie compliment the pattern and proportion of openings in the original hotel building. There are, for example, a regular pattern of vertically proportioned openings on the northern elevation of the brasserie, echoing the window openings of the original building. There is a regularity to the proposed elevations that compliments the existing streetscape.
- On the western elevation, the street wall height of the elevation of the proposed additions closely match the height of the neighbouring buildings in the streetscape. The vertically proportioned openings similarly complement the western elevation of the original building.
- The proposed materials and finishes are contemporary but will complement the immediate streetscape. The proposed face brickwork provides a modern interpretation of the face brick wall finishes common to buildings in the immediate area. The lightweight cladding to the entry staircase, lift core will visually define the addition as new work without visually competing with the materiality of the original building.
- The proposed gaming room, cocktail lounge, bar and dining area are located well to the rear and outside of significant view corridors towards the subject site. Views towards the rear of the subject building are not significant. The single storey, gabled roof form of the rear additions are simple and will not detract from or visually compete with the form of the original building when visible in conjunction with it.
- An understanding and appreciation of the existing building as being a good example of an Interwar period Free Classical style building will be retained in the proposal.

- The higher form of the new roof over the rear wing will have an acceptable impact on views towards the existing building. The form of the new roof is set well back from the street building line of the existing building. The existing street facing gable with timber battened gable end, which contributes to the streetscape appearance of the existing building, will remain the dominant roof element. The gable end form of the proposed roof will compliment the form of the existing roof. This is an appropriate heritage response.
- The proposed verandah roof at first floor level on the northern side of the building is set well below the existing eaves of the rear wing roof. The verandah roof is simple in form and set back from the street front elevation and well outside of significant view corridors towards the site.

Interior

The proposed internal alterations and additions will have a minimal and acceptable impact on the significance of the subject site for the following reasons:

- As discussed above the interior of the subject building do not contribute to the site's significance as a good example of an Interwar period Free Classical style building. The spaces to be altered are considered to have moderate to little heritage significance. Altering these spaces will have a minimal and acceptable impact on the heritage significance of the subject site.
- An understanding and appreciation of the subject building as a good example of an Interwar period Free Classical style building is retained following the proposed internal alterations as this element of the site's significance is derived from its contribution to the streetscape, which is retained intact.
- The new sanitary facilities, gaming room, kitchen, cocktail lounge and dining area are located in an area of little heritage significance. The new partition walls with plasterboard lining will be understood as later in date. This work will have a minimal and acceptable impact on the heritage significance of the building. No fabric or spaces of high heritage significance will be impacted upon by the proposed work.
- The new sports bar is located in an area of moderate significance. As described above the building's significance is mainly derived from its contribution to the streetscape. Although original, removing these spaces will have a minimal and acceptable impact on the heritage significance of the site. The original fireplace and ceiling panelling to the front parlour will be retained intact to assist in the interpretation of the original room layout. The existing window openings on the western elevation are retained unaltered. This is an appropriate heritage response.
- Likewise the proposed dining room and servery on the first floor level are located in areas of moderate significance. It is not necessary to retain these spaces for an understanding and appreciation of the existing building as being a good example of a Interwar period Free Classical style hotel building which is derived from its contribution to the streetscape. Altering these spaces allows the continued use of the building as a hotel which is also an element of its social significance that is conserved in the long term. The fireplace to the sitting room of the caretaker's residence is retained intact to assist in the interpretation of the original fabric of the space. This is an appropriate heritage response.
- An understanding and appreciation of the original guest accommodation rooms is retained intact in re-using these former guest rooms as the new caretaker's flat. The original layout of these rooms is retained intact which will assist in the interpretation of their original function. This is an appropriate heritage response.

Landscape Works

It is proposed to replace the existing pathways and landscape features on the subject site. This will have no impact on the heritage significance of the subject site as the existing pathways and landscaping are recent in date and do not form part of the significant fabric of the site. The existing landscaping is not based on original landscaping. Ground levels will be altered in the

rear courtyard to provide on level access to the main entry from the proposed car park to meet current accessibility standards. The new courtyard and landscaped area do not impact on significant fabric and will be a neutral and sympathetic element in significant views towards the subject building.

The proposed perimeter landscaping works and fencing will have no impact on the significance of the site and the subject building. The existing fencing and landscaping to be replaced is recent in date and does not contribute to or inform the heritage significance of the site. The proposed landscaping will, over time, contribute to the setting of the subject building.

The proposed carparking to the rear of the subject site will have no impact on the heritage significance of the site. The proposed parking is located well to the rear and outside of significant view corridors towards the site which are obtained from outside of it on Peel Street and on approach from either direction along this street. Views towards the rear of the site, including the location of the proposed carparking are not significant.

Effect of Work on Heritage Items in the Vicinity of the Site

The proposed works will have a minimal and acceptable impact on heritage items in the vicinity for the following reasons:

- The proposed works will have no impact on the ability to understand the heritage items in the vicinity as being good examples of their respective type and style.
- The proposed works will not block significant view corridors towards or from these items which are obtained from outside of them on Peel Street and on approach from either direction along this street.
- The proposed additions at the side and rear of the subject building are set back from and maintains an appropriate visual curtilage around these items and will in no way detract from their general setting. Where visible the proposed addition's massing is set within the back-drop of buildings of different scales from different periods within the streetscape.
- The proposed additions are contemporary in form with well articulated elevations that add visual interest and help break up the massing. This is an appropriate response in the setting of these buildings.
- The original hotel building will remain the dominant element on the subject site and will continue to contribute to the setting of these buildings.
- The proposed internal works to the subject site are not visible from these items.
- The proposed external works including new landscaping and fencing will improve the presentation of the subject site and hence the setting of these items.

Conclusion

This Heritage Impact Statement has considered a proposal for alterations and additions to the subject site at No. 148 Peel Street, Tamworth. The site is listed as a heritage item of local significance as identified by the *Tamworth Regional Local Environmental Plan 2010* and is located within the vicinity of a number of heritage item in the vicinity as identified by this plan. The existing building on the site is a good example of an Interwar period Free Classical style hotel building located to the north of the Tamworth Central Business District.

The design of the proposed alterations and additions have been carefully considered to reduce their impact on significant fabric and spaces while refurbishing the building to meet current commercial standards and expectations. The continued use of the place as a hotel will help facilitate the long term conservation and viability of the building.

The proposed alterations and additions will have minimal and acceptable impacts on the heritage significance of the subject building. The front elevation will remain intact without alteration and the sympathetic additions at the side and rear will be visually subservient to the form of the original building where visible in significant view corridors towards the site.

The subject building will continue to be understood and appreciated as a good example of an Interwar period Free Classical style hotel building.

The proposed works will have a minimal and acceptable impact on the heritage items in the vicinity of the subject site. No view corridors to or from these items will be blocked. The visual relationships that exist between the subject building and nearby heritage items are retained.

The proposal generally fulfils the objectives for works to heritage items and within the vicinity of heritage items as set out by the *Tamworth Regional Local Environmental Plan 2010* and the *Tamworth Regional Development Control Plan 2010*.