

Heritage Impact Statement
for
Proposed Residential Development
at
1 - 3 Taree Street & 1 Peel Street Tuncurry



by
INHERITage
Heritage Advisors & Consultants
Armidale NSW 2350

Tel: 0419278511
E: ian.s.kirk@gmail.com

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1.0 INTRODUCTION

1.1 Background

This Heritage Assessment & Impact Statement for Jaycorp Group at Tuncurry was commissioned by Jaycorp Group to accompany a revised development scheme for the site prepared by BKA Architecture dated 18/11/21.

This report has drawn on information and research from others including the NSW Heritage Inventory Database, and Mid Coast Council.

This report has been prepared by Ian Kirk – former Heritage Advisor to Armidale Dumaresq, Inverell, Narrabri, Woollahra, Moree Plains, City of Sydney and South Sydney Councils and listed consultant with the NSW Heritage Office with considerable heritage experience working individually and as part of a consultant team.

1.2 Objectives

The object of this report is to assess the heritage impact of the proposed development for the site.

This report is not intended to be, nor should be interpreted as Council Approval or a Conservation Plan for the building.

1.3 Methodology

This report has been prepared in accordance with the Heritage Assessment guidelines from the NSW Heritage Manual published by Heritage Office and the Department of Urban Affairs and Planning, The Conservation Plan by J.S. Kerr published by the National Trust of Australia (NSW), 4th Edition, 1996, and The Revised Burra Charter by P. Marquis-Kyle & M. Walker, published by Australia ICOMOS, 1999.

1.4 Limitations

The report has been prepared from historical research and analysis without excavation or physical intervention to the building fabric or site.

2.0 Historic Background – (Extract from “A Little History” www.greatlakesmuseum.com.au)

“The history of the Great Lakes begins with the Worimi and Biripi people. They were hunters and gatherers who made good use of the abundant food sources found within the rivers, lakes and coastline of the area. The remains of a rock fish trap and various midden sites, such as those in the Myall Lakes National Park, can still be seen today. Captain Cook, while sailing along the east coast in May 1770, noted the presence of “natives” and named a high point of land Cape Hawke, after Admiral Sir Edward Hawke, First Lord of the Admiralty.”

“In 1790, five escaped convicts from the Second Fleet became the first Europeans to arrive in the area. They were “adopted” by local aborigines near Hawks Nest and lived amongst them until they were recaptured in 1795. By the early 1800's timber-getters began to arrive in search of cedar, pine and tallow wood. In 1827 the surveyor Robert Dawson explored the area for the Australian Agricultural Company which later subdivided land intended for pastoral activity and private settlement. “

“In 1856 George Godwin and his family set out from Gosford and became the first to settle in what is now modern day Forster, named after William Forster, secretary of lands. A school was opened in 1870 and George Underwood, a graduate of Cambridge University, became Forster's first school teacher. With a regular supply of timber passing through on its way down to Sydney by sail and later by steam, John Breckenridge established a sawmill in the early 1870's, followed soon after by shipbuilding activity.”

“With the spread of settlement traditional aboriginal food sources became harder to acquire and as so often happened in other parts of Australia during this period, conflicts arose. While some aboriginal families remained near the outskirts of settlement others retreated to more remote areas in an attempt to maintain their subsistence way of life.”

“In 1875 a Scottish shipwright named John Wright set up camp on a marshy stretch of land just north of Forster, across the narrow entrance to Wallis Lake, known today as Tuncurry. A mill was soon established and by the early 1880's ship building was well underway. Timber getting, milling, shipbuilding and fishing became the primary industries in the area.”

“In 1890 a regular rowboat service between Forster and Tuncurry began, followed in 1920 by a vehicular ferry and a dedicated passenger ferry in 1946. 1959 saw the completion of a bridge that finally linked the two towns by road. Since then the area has flourished and become a major tourist destination. Descendants of the original Worimi and Biripi people still remain and are now an integral part of the growing community that is the Great Lakes.”

“Tokelau” – 2 Manning St (Extract from Heritage Inventory Sheets)

“‘Tokelau’ was built by Ernest Wright, the son of John Wright, in 1909. John Wright arrived in Australia as a Scottish immigrant in 1858 and to Tuncurry in 1863. He established a timber mill at Bungwahl in 1872 then at Tuncurry in 1875.”

“The Wright family were very involved with the Reorganised Church of Latter Day Saints and its overseas mission work; It is believed that this mission work inspired the name ‘Tokelau’, a Polynesian word for northeast wind.”



Photo from Heritage Inventory Sheet by Great Lakes Council

Reorganised Church of Jesus Christ of Latter Day Saints – 4 Manning St

“Built 1909 at the same time as ‘Tokelau’ on land donated by John Wright Senior.”

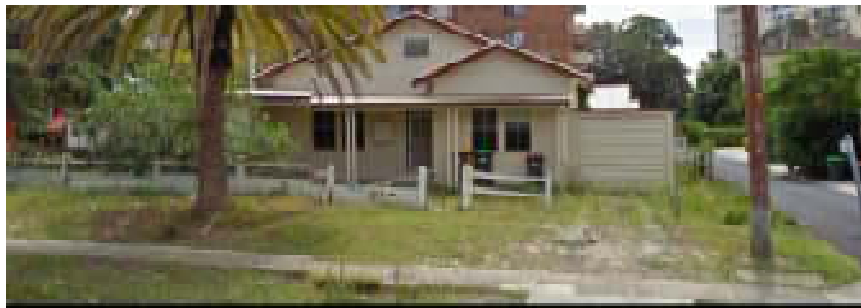


Photo From Heritage Inventory Sheet by Great Lakes Council

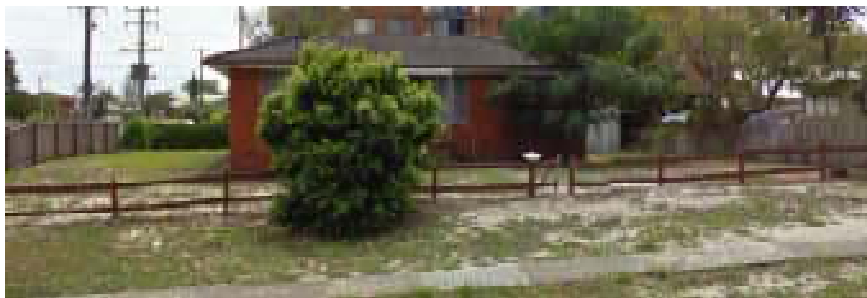
3.0 DESCRIPTION of EXISTING BUILDINGS and SITE

There are 3 existing houses on the site. A single storey double fronted red texture brick veneer cottage with concrete tiled roof c1965 and 2 single storey Inter War Californian Bungalows constructed of timber weatherboards/cladding with corrugated metal roofs c 1925. There are detached outbuildings/garages at the rear of all properties.

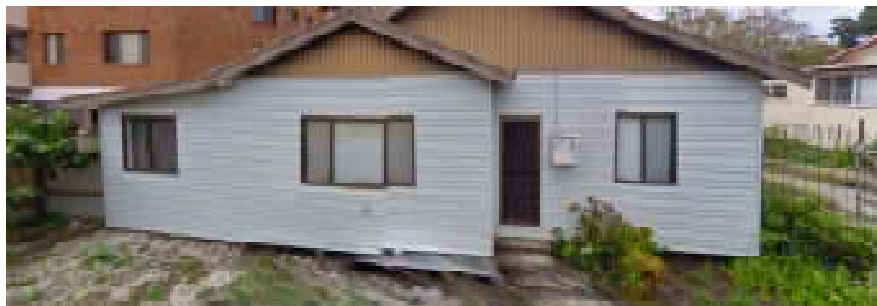
All of the houses are typical and representative examples of their periods of construction. The sites are likely to have been subdivided off the rear of "Tokelau" in the mid 1920's.



1 Taree St – Californian Bungalow c1925



3 Taree St – Double Fronted Cottage c1965



1 Peel Lane – Californian Bungalow c1925

4.0 SUMMARY

<u>Location</u>	Manning, Taree and Peels Streets Tuncurry
<u>Local Government Area</u>	Mid Coast Council (formerly Great Lakes)
<u>Dates of Construction</u>	1909 Tokelau & Church Manning St c2000 Townhouses at rear of Tokelau c1925 1 Taree St c1965 3 Taree St c1925 1 Peel St
<u>Original Occupant</u>	John Wright

5.0 HERITAGE STATUS

"Tokelau" (TU01) and the Church (TU02) in Manning St are currently listed as Heritage Items.

The six Canary Island Date Palms on Taree St (TU10) have been adopted by Council and recommended for listing as a heritage item in May 2015.

The site is located within the Tuncurry Heritage Conservation Area but the Heritage Inventory is incomplete and inadequate to justify the area and its boundaries and the inclusion of the subject site.

The Californian Bungalow at 1 Taree St c1925 (incorrectly identified as No. 3 in the Great Lakes Heritage Study 2007)¹ has been identified as a Contributory Item but has not been recommended for listing.

The other houses at 1 Peel St and 3 Taree St are not mentioned in the study.

¹ Great Lakes Council Heritage Study 2007

6.0 STATEMENTS OF SIGNIFICANCE (Extract From Heritage Inventory Sheets)²

6.1 Tokelau

'Tokelau' has a strong association with the Wright family, a prominent pioneering family in the Forster-Tuncurry area. It is a rare local and regional example of a superior weatherboard dwelling of its time and contains interesting interior features such as good quality woodgraining to doors and joinery. 'Tokelau' has a strong streetscape presence and is prominently sited near the Forster-Tuncurry Bridge. In this regard, it is very prominent when crossing from the Forster side. It is the key visual element in the Tuncurry Conservation Area.

'Tokelau' was formerly assessed as being of regional significance but with the deletion of regional significance as a significance level, it has been reassessed as having local significance. However, 'Tokelau' must be considered as having a high level of local significance and arguably could be assessed as having state significance.

6.2 Re-organised Church of Jesus Christ of Latter Day Saints

Historically the church is rare at a state level on the basis of its links with the Church of Latter Day Saints. It is understood to have held the first services of this religion in Australia and was associated with the first practitioners of the religion. It then became of wider significance as a focus for the missionary activities of the religion. The Church is not unusual or distinctive physically but is of State significance Socially for its associations with the development of the Reorganised Church of Latter Day saints in Australia.

The church has local significance as a prominent streetscape element in the proposed Tuncurry Conservation Area and is of pleasing appearance. The interior woodgrained joinery is of interest and needs further investigation (Regional Environmental Plan).

6.3 Tuncurry Heritage Conservation Area

The Tuncurry Heritage Conservation Area retains diverse elements from Tuncurry's early twentieth century development including dwellings, former historic waterfront sites and recreational areas. These are set against the 1959 Tuncurry-Forster bridge, the one single event that changed the way Forster-Tuncurry worked, lived and developed and introduced the 'twin towns' to their modern phase of development. Thus the Conservation Area and the view from its various points reveal the entire facet of the Forster-Tuncurry's growth. Even the high rise accommodation units, though intrusive in one sense, add a new dimension that completes the history.

² NSW Office of Environment & Heritage Database

Tuncurry Waterfront Heritage Conservation Area is an important 'character setting' landscape for Tuncurry and the approach to Forster. The scenic impact of these remaining historical items, the Forster-Tuncurry bridge and the views over the northern end of Wallis Lake is outstanding and shapes the way the Forster – Tuncurry area is perceived by visitors and local residents. The relocation of Tuncurry House (Tu03) c1982, was a severe loss to the area. However, that was at a different time with different values. Relocation should not be seen as acceptable today, the area's scenic qualities depend on the items remaining on-site with context to each other and their history and setting.

7.0 HERITAGE IMPACT STATEMENT

7.1 Description of Works

- It is proposed that the existing buildings be demolished and a new 6 storey residential building be constructed.

7.2 Heritage Impact

- The proposed new building is to be setback in line with existing adjacent development and is of similar scale to other nearby existing development.
- The proposed development will clearly be interpreted as new works.
- The proposed development is not immediately adjacent to the heritage items and is separated by an existing low scale townhouse development at the rear of "Tokelau".
- The curtilage, streetscape and view corridors around the existing heritage items is not affected in any way.
- The primary views of the existing heritage items from Manning Street will not change.
- The existing Canary Island Date Palms are to remain on Taree St and will not be affected by the proposed development.
- The existing dwellings do not date from the key period of significance for the Heritage Conservation Area and do not appear to relate to other key elements of the area such as The Bridge, TAFE of Tuncurry Waterfront.
- Any potential Heritage Significance of the site has been severely compromised by the intrusive existing 4 storey post war flat developments behind, opposite and adjacent to the site.
- The existing dwellings are not rare and are typical and representative examples of their type. Their removal will have no impact on the significance of the Heritage Conservation Area.
- It is highly unlikely that any potentially significant archaeological deposits will be discovered on the site due to the extent of previous development.

7.3 Conclusion and Recommendation

The proposed works will have no adverse impact on the heritage significance of the nearby sites in any way.

Whilst the Tuncurry Heritage Conservation Area has included the subject site, their inclusion has not been justified on the Heritage Inventory Sheet and they do not appear to relate to the key elements or period of the site such as "Tokelau" or the Tuncurry Bridge. The boundaries of the area are erratic and inconsistent with development of the area.

It is recommended that the exterior of the existing buildings be photographically recorded prior to demolition. A copy of the recording should be added to the Local Studies Collection at Tuncurry Library.

The significant Canary Island Date Palms in Taree Street should be protected from damage during construction works.

The Heritage Inventory Sheet for the area should be researched and completed by Great Lakes Council and the boundaries of the area adjusted accordingly.

Ian Kirk

INHERITage
Heritage Advisors and Consultants

30 November 2021