

25/06/2025
Tamworth Regional Council
P.O Box 555
Tamworth NSW 2340



Attention: Development Approvals Officer

Dear Sir/Madam

ACN: 1476 44951
ABN: 7800 626 2436

RE: HERITAGE ASSESSMENT REPORT FOR PROPOSED ALTERATIONS & ADDITIONS AT LOT E DP34064 – 76 CARTHAGE STREET, EAST TAMWORTH NSW 2340.

The subject site falls within the Tamworth Regional Council's East Tamworth heritage conservation area as per the below map, sourced from the Tamworth Regional Development Control Plan 2010 (TRDCP 2010) The location of the subject site can be seen below as highlighted with a blue rectangle

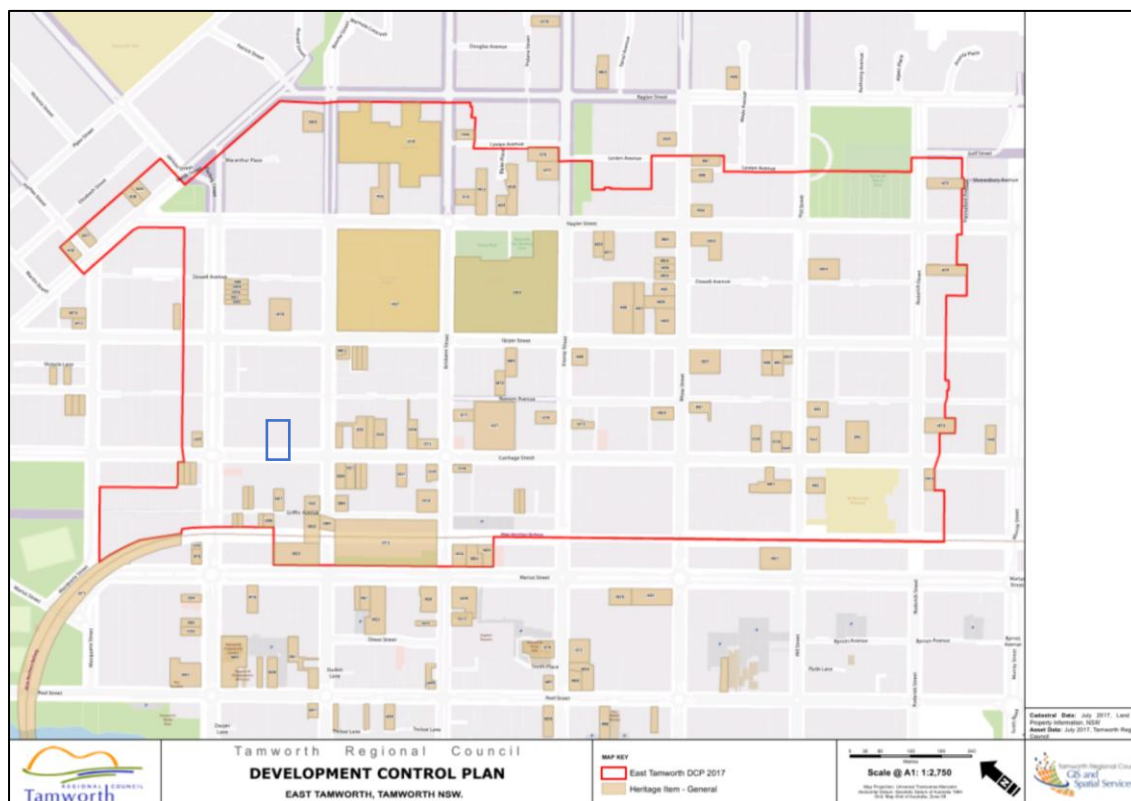


Image Sourced from Tamworth Regional Council DCP 2010 (Revision 17)

Heritage listed properties of interest within this zone

Address	Features/Significance
77 Carthage Street, East Tamworth	The residence on this site is a modest single storey, federation style brick dwelling with a hipped metal roof and wraparound bullnose verandah presenting to Carthage Street. The dwelling has a whitewash painted finish to walls, columns, fretwork and fences and a dark / medium finish to its roof.
45 Carthage Street, East Tamworth	The building located at 45 Carthage Street is a typical federation style brick dwelling with a decorative front gable and verandah present to Carthage Street. The dwelling has a whitewash finish painted to external walls, fretwork and fencing and a light/medium finish to its columns, fascia boards and metal roof.
142 Carthage Street, East Tamworth	<p>The residence on this site is a single storey, federation style brick dwelling with a hipped metal roof with box gutters and wraparound bullnose verandah presenting to Carthage Street. The dwelling has a whitewash painted finish to walls, columns, fretwork and metal roof and and a red brick front fence.</p> <p>The dwelling also features a detached garage, accessible from Hill Street. The garage is of an identical finish to the existing residence.</p>
66 Napier Street, Tamworth	<p>An ornate federation period home featuring red brick, metal roof and a high level of decorative trims and features. The dwelling has a dark finish to the metal roof and columns, with a light / whitewash finish to the bay window / gable / fascia boards and chimney.</p> <p>The dwelling also features a detached carport, accessible from Napier Street and forward of the existing dwelling. The carport features a decorative gable and colours to match the existing dwelling.</p>
66A Napier Street, Tamworth	<p>The residence at 66A Napier Street is also of the federation style, with a decorative "double gable" presenting to Napier Street. The dwelling is a split-level design, constructed of red brick, with light / medium blue colours used for the decorative front gables and columns.</p> <p>The dwelling also features a Garage on the front façade, beneath the main floor level of the existing residence, accessible from Napier Street.</p>

Heritage significance and brief history of subject site.

Without going too far back into the records the exact configuration and construction of the existing residence is unknown. There are no heritage listed items located on the subject site. Due to this, the heritage significance of the site relates to its location in the East Tamworth Heritage conservation area, as outlined in the TRDCP2010. For this reason, it is pertinent to refer to precedent of surrounding heritage listed dwellings as listed above to corroborate a consistent heritage character to refer to.

The original residence at 76 Carthage Street is a single storey dwelling of brick construction, with a whitewash painted finish to all external walls. The roof features tiles and a low pitch of approximately 15 degrees. This existing residence was constructed with deference to the surrounding Heritage character of East Tamworth, featuring many common elements from other dwellings in the area. These elements include;

- Whitewash paint finishes to external surfaces.
- Hip & gable roof with a decorative gable / verandah to the front façade,
- Decorative fretwork to columns and balustrades on the front verandah.
- Extensive use of vegetation as an element of the streetscape / façade.
- Driveway with a stencil brick finish to emulate paving.

There is an existing single carport forwards of the dwelling, constructed using painted brick piers and a metal gable roof present to Carthage Street, with an approximate pitch of about 20 degrees. There is another single car garage and storeroom present to the rear of the site, with a similar painted brick finish and low pitch half-truss roof.

Proposed works and conservation of heritage

No works/changes are proposed to the existing residence or carport. There are internal works proposed to the storeroom to the rear of the site as a secondary stage of this Development Application, no other alterations are proposed to these existing structures.

The first stage of the proposal relevant to this submission is the proposed detached garage to the front of the site. This proposal is intended to be in-keeping with the heritage character of East Tamworth. This will be accomplished by using similar finishes and architectural features to the existing residence on-site, which also defers to surrounding heritage residences for its style.

These similar features complimenting the heritage character on-site are;

- Whitewash painted finish to all external walls, with a dark roof to match the existing residence.
- Gable roof which will match the pitch and materials of the existing carport, with both presenting to Carthage Street.
- Awnings to windows to match existing.
- Proposed stencilcrete finish to driveway to emulate paving.
- Proposed earthworks and additional hedging to allow the Garage to sit low enough as to not dominate the streetscape and allow line of sight to and from the existing residence.

The rear renovations to the residence will be in-keeping with the existing materials and style of the house. The only visible change to the streetscape is the construction of the rear double garage and loft study area. This detached building shall be constructed from matching materials to that of the existing and features a weatherboard clad gable façade with matching decorative finial. As shown below it is considered the proposal to be in-keeping with the existing residence and heritage features of this particular property. Given the neighboring properties are well screened through mature landscaping and trees it would seem the best option to match the new works to the existing subject site.

Supporting imagery & information



Perspective view from Carthage Street of proposed Garage in front of existing residence

Conclusion

It is our opinion the proposed development will tie into the existing East Tamworth Heritage Precinct and in particular the existing buildings and architecture featured at the subject site. It is considered the proposal meets all guidelines set by the Tamworth Regional Council Development Control Plan 2010 and will have a positive impact on the usability, value and overall appeal of the site to both the occupants and the surrounding community.

Please don't hesitate to contact us should any further information or clarification be required.

