

25<sup>th</sup> February, 2025



The General Manager  
Moree Plains Shire Council,  
Level 2, Max Centre, 30 Heber Street  
PO Box 420  
MOREE NSW 2400

**Attention: Planning and Development Department**

Dear Sir/Madam,

**Re: Proposed Residential Alterations and Additions, at,  
13 Gwydir Street, Moree, NSW 2400**

This statement has been prepared to accompany the Development Application and associated documents submitted to council with this letter:

Architectural drawings by Studio Two Architecture P/L:

- G2338 DA101 Site Plan, Demolition Plan
- G2338 DA102 Floor Plans, Sections
- G2338 DA201 Elevations

*The site subject to this Statement is located within the traditional lands of the Kamilaroi people. The author pays respect to the traditional owners and custodians on which this site is located, and acknowledges the Elders past, present and emerging.*

**Statement of Environmental Effects**



*Figure 1 - Aerial imagery of 13 Gwydir Street, Moree (Source: Metro Maps)*

Studio Two Architecture  
and Design Pty Ltd

PH (02) 67668134

104 Brisbane street,  
Tamworth NSW 2340

info@studiotwo  
architecture.com.au

www.studiotwo  
architecture.com.au

Nominated Architect  
Nicholas Brown No. 6027  
ABN 12 566 261 618

## **SITE DETAILS**

The subject site for the proposed works (see Figure 1) is located at 13 Gwydir Street, Moree (with secondary address listed as 15 Gwydir Street, Moree). It can be identified as both C/-DP406834 and D/-DP406834. According to the Moree Plains Shire Council Local Environmental Plan 2011 (LEP) it is zoned as R1 - General Residential and E2 - Commercial Centre (also known as B3 - Commercial Core).

This site has an approximate area of 2260m<sup>2</sup> and slopes very gently downhill from south to north, mounding away from the residence. It is covered in low grasses, established landscaping, and a permeable driveway. Services available to the property include sewer, mains water, power, and data. Site access is from Gwydir Street to the south.

The site sits within the Local Government Area of Moree Plains Shire Council and the Local Aboriginal Land Council of Moree. The parish is Moree, and the county is Courallie. The dwelling to which this application seeks permission to perform minor alterations and additions is a Class 10a building. It is affected by the 5% AEP flood plane and is considered bushfire prone. The residence, titled "Alloway", is heritage listed as item I023 in MPSC LEP 2011, and is further listed as State Heritage Register Item 394 (SHR #00394).

## **PROPOSAL**

The objective of this proposal is to complete minor alterations and additions to the primary dwelling on the site. These works include the relocation of a staircase and installation of new internal balustrades, the relocation of the laundry, new internal storage, the renovation of an ensuite, and the restoration of a damaged and uninhabitable room.

As the envelope of the building is remaining almost entirely the same, changing from 224.77m<sup>2</sup> to 225.67m<sup>2</sup> on the ground floor (an increase in 0.9m<sup>2</sup> under the existing roof structure), the primary impact of this development to be considered relates to its status as a State Heritage Register item. The bulk of this report is dedicated to the consideration of this impact.

## **HISTORY**

Constructed in the 1870s, "Alloway" is situated on land originally granted to James Traynor in 1860. The property was purchased by Alexander McIntosh in 1882 before being later purchased from the McIntosh Estate in 1951 by Mr Francis John (F J) Crowe. Mrs Coralie Mackenzie (C M) Crowe is listed as the property owner on the Listing Proposal submitted to the National Trust of Australia in June 1983, seeking to grant the property a heritage listing (see Appendix A).

Under the Heritage Act 1977, Interim Conservation Order No. 344 was issued by the Minister for Planning and Environment, Eric Bedford, on 11th November 1983 for "the building known as 'Alloway', No. 15 Gwydir Street, Moree" (see Figure 2).

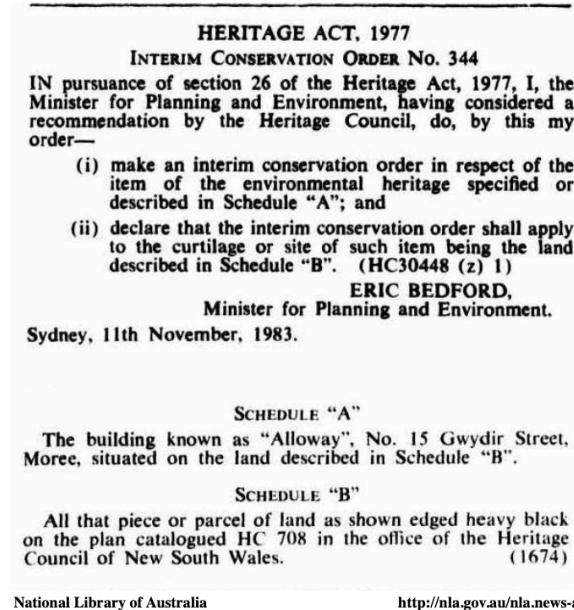


Figure 2 - Interim Conservation Order No. 344 (Source: trove.nla.gov.au)

On 6th July 1985, the Minister for Planning and Environment, Bob Carr, formalised the action under Permanent Conservation Order No. 394, granting the property a heritage listing (see Figure 3). On the same date the Minister issued an exemption from the Act to the property, allowing works to be undertaken in relation to routine maintenance of the building and grounds.

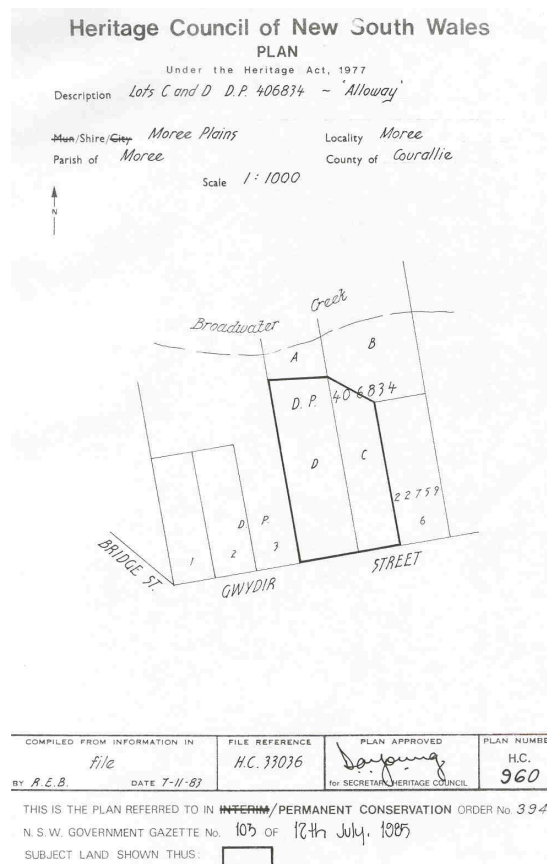


Figure 3 - The Plan Referred to in Permanent Conservation Order No. 394 (Source: trove.nla.gov.au)

On 12th May 1995, “‘Alloway’ Dwelling-house - 13 Gwydir Street, Moree, Lot 4/5, DP 22759” was listed under Schedule 1 - Heritage Items in the Moree Plains Local Environmental Plan 1995 (see Figure 4).

SCHEDULE 1 - HERITAGE ITEMS	
	(Cl. 5(1))
1.	*‘Alloway’ Dwelling-house - 13 Gwydir Street, Moree, Lots 4/5, DP 22759
2.	Courthouse - 48 Frome Street, Moree, Moree Courthouse Reserve 11241
3.	Kirkby Park Bandstand - Frome Street, Moree, Reserve 72084 Dedicated for Public Recreation
4.	Lands Board Office - 40 Frome Street, Moree, Reserve 1362
5.	Memorial Hall - 36 Balo Street, Moree, Lots 1/2 & CL RD, Section 52
6.	*‘Midkin’ Homestead - Garah Road, 23 kilometres north of Moree, Parish Medgun
7.	Moree Club - 57 Frome Street, Moree, Cor Lots 1/2, DP 3404
8.	Moree Technical College - 30-38 Frome Street, Moree, Lot 15, DP 10786
9.	Moree Plains Gallery (former bank) - 25 Frome Street, Moree, Lot 1, DP 741470
10.	Old Toomelah Cemetery - 21 kilometres east of Boomi, Parish of Willimill
11.	All Saints Church - 53 Albert Street, Moree, Cor Lot 12, Portion 46
12.	All Saints Rectory - 99 Boston Street, Moree, Lot 11, Section 46
13.	7 Chester Street, Moree, Lots 1/2, DP 629349

Figure 4 - Moree Plains Local Environmental 1995 (Source: [trove.nla.gov.au](http://trove.nla.gov.au))

On 10th July 1998, Moree Plains Council approved, under Application No: AA/98/77, a stand alone accommodation building on the adjacent lot (though under the same site ownership), regarded as Lot C and 15 Gwydir Street. This followed a large addition at the rear of the residence, which is assumed from inspection to have been completed in the previous decade.

Shortly following, on 4th February 1999, ‘Alloway’ was updated to be included on the State Heritage Register (SHR), retaining its previous listing number of 00394. In recent years, an exemption to allow work under the Standard Exemptions of the Act was approved, dated 11th September 2020.

## SIGNIFICANCE

Constructed in the 1870’s, “Alloway” is “possibly the earliest surviving substantial house in Moree” (Appendix A). While unusual in its composition, it also provides a “rare example of [cottage-style house] architecture in the area” (Appendix A).

“Alloway” has a range of noteworthy architectural features. Of particular note to the Victorian period is the large weatherboard and galvanised steel roofing, imported from Gosport, England in the early 1870s. The cast iron valances of the verandah are original castings from Maitland, dated to 1880, and the doorbell is also dated to 1876.

“Alloway’s” age, construction methods of its period, its placement as an extremely early dwelling of Moree, and its successful preservation all speak to its heritage significance. Care must be taken in its ongoing maintenance and sensitivity given to future development work.

The more recent additions (see Figure 5) include the introduction of the family room and laundry, as well as the infill of the western verandah with office and ensuite. These works are not considered to have any heritage significance. As such, we believe there is no negative impact on the original fabric of the building resulting from the proposed alterations in these areas.



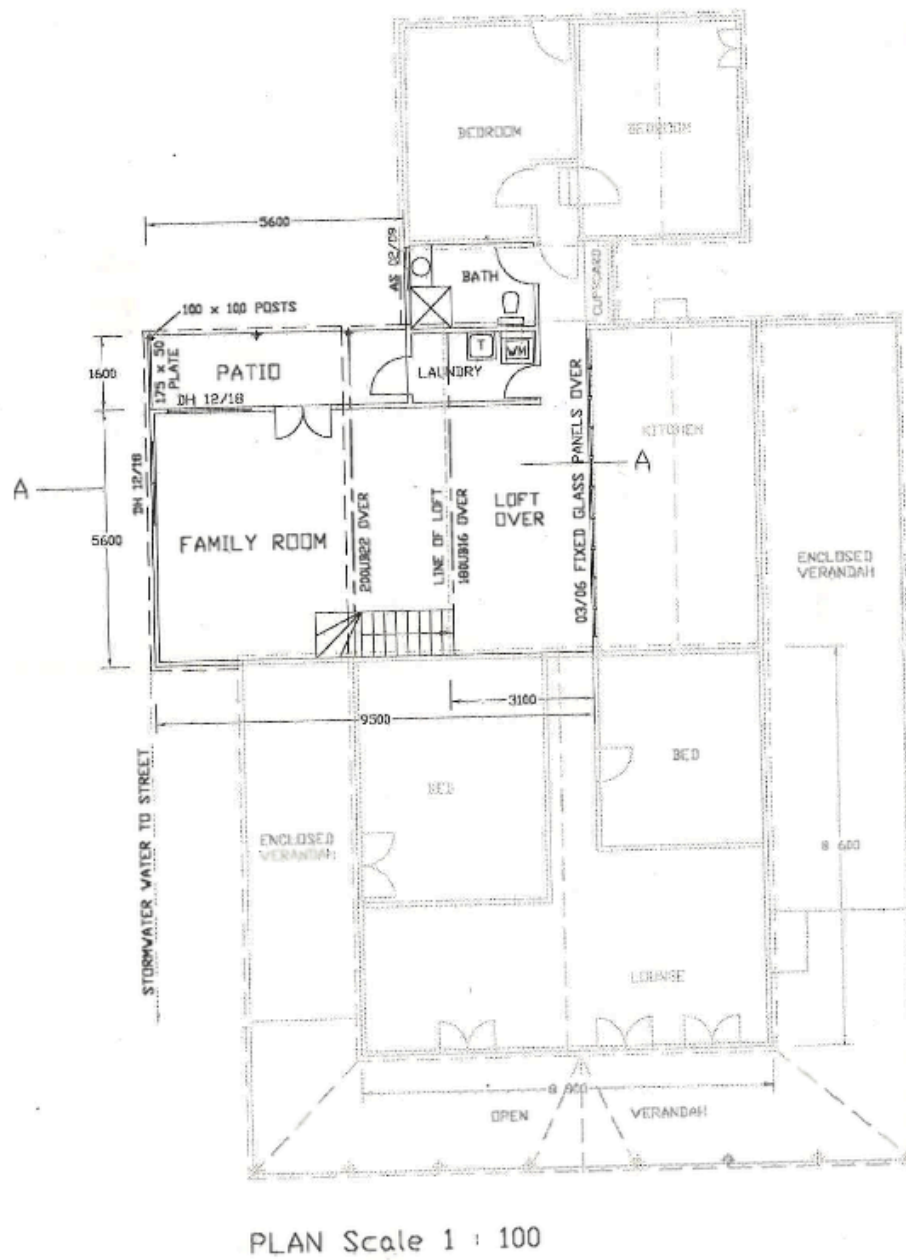


Figure 5 - Previous Extension of Alloway (Source: Proprietor)

## HERITAGE IMPACT

The proposed work on this development, consisting of small internal alterations, is considered to have a minor impact on the original fabric and heritage significance of the building. Each impacted element is considered below:

### *1) Relocation of staircase & installation of new balustrade*

The existing staircase (see Figure 6) negatively impacts the functionality of the living room and is not compliant with the National Construction Code. We believe this staircase is not part of the original fabric of the building, and that its reinstatement elsewhere is of no heritage impact.

Additionally, the existing balustrade (see Figure 7), matching the existing stair, is not considered original or part of the earliest fabric of the building. This balustrade is of insufficient height to comply with the National Construction Code. In seeking to improve the safety of the occupants, the replacement of this balustrade is considered an acceptable intervention of no heritage impact.



*Figure 6 - Existing staircase*



*Figure 7 - Existing balustrade*

The newly constructed staircase is formed within the width of the existing laundry room (see Figure 8). This intervention removes a small portion of internal wall and external wall, through which the laundry was previously accessed. This results in a small (less than 600mm) wide addition to the original building envelope (see Northern Elevation on DA201). Where original fabric is extensively retained, and the new works improve the amenity and safety of the occupants, the relocation of the staircase is seen to be of no impact to the heritage significance of the dwelling.

### *2) Relocation of laundry*

As a result of the above intervention, the existing laundry is proposed to be relocated into the space previously functional as a cupboard in the hallway. This involves the installation of new folding doors as a replacement for the existing (refer to DA102). As the existing door opening comprises the whole opening, the existing quad moulding and painted timber skirting board can be largely retained. Compared to alternatives of pushing the building envelope outwards and negatively impacting the existing chimney, this relocation of the laundry is discreet and of no negative heritage impact.



*Figure 8 - Existing Laundry Wall*



*Figure 9 - Existing Cupboard*

### *3) New storage in kitchen and bedroom*

In order to improve the amenity and functionality of the residence, new storage cupboards are proposed in the kitchen and master bedroom. The newly proposed kitchen storage intends to sit sensitively within the existing kitchen walls, retaining all existing wall cladding. Care will be taken towards the wall vent on the eastern wall (see Figure 10), so that it is not impacted during construction. The new storage also aims to conceal appliances, minimising the presence of modern whitegoods and highlighting the historical character of the kitchen.

Likewise, the newly proposed storage to the master bedroom intends to retain all existing walls, and the existing window which adjoins the bedroom to the living room. At one time this window would have represented an external connection, and likely forms part of the oldest fabric of the house. Care is to be taken to retain this window (see Figure 11).



*Figure 10 - Existing kitchen wall vent*



*Figure 11 - Bedroom window*

Where existing fabric is retained in all regards, the addition of new storage to the kitchen and master bedroom is seen to be of minor impact to the heritage significance of the building.



#### 4) *Renovation of existing ensuite*

The proposed ensuite renovation involves the demolition of the existing ensuite with one internal wall and the introduction of one new west-facing window and internal wall. The proposed internal wall to be demolished, while having weatherboard cladding, is unlikely to be an original external wall. Figure 5 suggests that this wall and ensuite are not part of the oldest fabric of the building, but part of a series of previous additions leading to the infilling the western wraparound verandah. The demolition of this internal wall and ensuite is therefore seen to be of minor impact towards the heritage significance of the dwelling.



Figure 12 - Master bedroom doors



Figure 13 - Front verandah doors

Particular care has been taken however to retain the french doors to the master bedroom. These doors present as being much more intrinsic to the original Victorian period of the building, and they can be seen to match the other french doors facing the verandah (See Figure 12 and Figure 13). These doors tell the story of the earliest use of the building and of the earliest elevational appearance of the structure. As such, it is critical that these doors are retained.

The introduction of a new west-facing window requires care to remain sympathetic to the dwelling's original period, as reflected through its construction systems, materials, and design language. Though the infill of the western verandah is not original, the proposed window intends to match the existing timber-framed double-hung window in the ensuite. Not facing the street and comprising an alteration to a later-period element of the building, this intervention is seen to have no impact on the heritage significance of the dwelling.

#### 5) *Restoration of store room floor and increased window size*

The existing store room floor is approximately 70mm below the adjacent hallway floor. Mould and low air quality exist within the room (see Figure 14 and Figure 15), making the room currently uninhabitable. We propose raising the floor level to match the existing adjacent floor and widening the existing window to increase natural light and ventilation. This benefits the health and wellbeing of the occupants, and is consistent with the MPSC DCP's requirements to raise floor levels where possible in new works, when those works are undertaken in dwellings situated in a flood planning area. Visual inspection also suggests that this room is not part of the oldest fabric of the building. As such, we believe this work will have minimal heritage impact.



*Figure 14 - Store room image 1*



*Figure 15 - Store room image 2*

### **TRAFFIC, SITE ACCESS AND NOISE**

Pedestrian access to the site is via a gate and footpath from the south-west corner off Gwydir Street, and vehicle access to the site is via a pair of gates from the south-east corner off Gwydir Street. This development is considered to have nil impact as a traffic-generating development.

Disruption to neighbours can be minimised during construction due to the availability of on-site parking and no increase in security risk is seen to occur. As the majority of works to be completed are internal, noise is seen to be of negligible concern.

### **WASTE, AIR AND MICROCLIMATE**

During the construction of the alterations, all works shall be carried out in accordance with the relevant Standards and WorkCover requirements to minimise impacts on air quality and microclimate. All building waste shall be removed from the site and disposed of in accordance with the regulations.

### **FLORA AND FAUNA**

The site has well-established landscaping, cited as a feature of its original heritage listing in 1983 (Appendix A). This development intends to cause no disruption to the existing environment. The only increase in building envelope, at the laundry, occurs over existing hardscaped area of the building (at a covered verandah).

### **STORMWATER AND DRAINAGE**

This site is affected by the 5% AEP flood area adjacent to the Mehi River. As referred to in section 5 in HERITAGE IMPACT above, the proposed works intend to raise the impacted low floor level of one store room. The proposed development does not increase the impermeable area on the site or alter the existing roof. As such, it is seen that this development presents no negative impact towards drainage.

### **UTILITIES, SERVICES, AND ENERGY USE**

Currently, the site is serviced with sewer, mains water, power, and data. The proposed dwelling will utilise the existing systems on the site in order to meet the requirements of BASIX. The following water supply points (totalling six, 6) are to meet the efficiency ratings as specified in the BASIX certificate:

- One (1) tub, in Laundry;
- One (1) water supply for washing machine, in Laundry;
- One (1) toilet, in Ensuite;
- One (1) shower, in Ensuite;
- One (1) bathtub, in Ensuite;
- One (1) basin, in Ensuite;

While these fittings are new, the water supply to the property already exists equal to the six (6) points. The proposal therefore introduces no additional load to the water usage already incurred by the dwelling. All new points of lighting as required by the works are also to meet the additional energy efficiency requirements as specified in the BASIX certificate.

### **ABORIGINAL CULTURE**

With regard to cultural significance, the proposal is located on the traditional lands of the Kamilaroi people. It is not impacted by any Aboriginal cultural places, objects or stories. There are no issues that we consider will result from the proposed development. Please refer to the attached basic search on the Aboriginal Heritage Information Management System (AHIMS) database which indicates no impacts within a 50m radius of the site (Appendix B).

### **PRIVACY, VIEWS & OVERSHADOWING**

Where the existing envelope of the dwelling is remaining largely unaffected, no overshadowing concerns are seen to originate as a result of this proposal. The window proposed to the store room (refer to Northern Elevation on DA201) is only the enlargement of an opening that already exists, and this faces onto private open space of the property. Likewise, the new window opening proposed adjacent to the ensuite (see Western Elevation on DA201) faces onto private open space at the ground level of the residence. This introduces no new intrusion on the privacy of the neighbour at 17 Gwydir Street (2/-/DP712195).

### **CONCLUSION**

We ask that the above information be taken into consideration when the application is evaluated for approval. If Council requires further information on any aspect of the proposed development, please feel free to contact our office.

Yours faithfully,

**Studio Two Architecture Pty Ltd**




---

Oliver Hyland - Architectural Technician

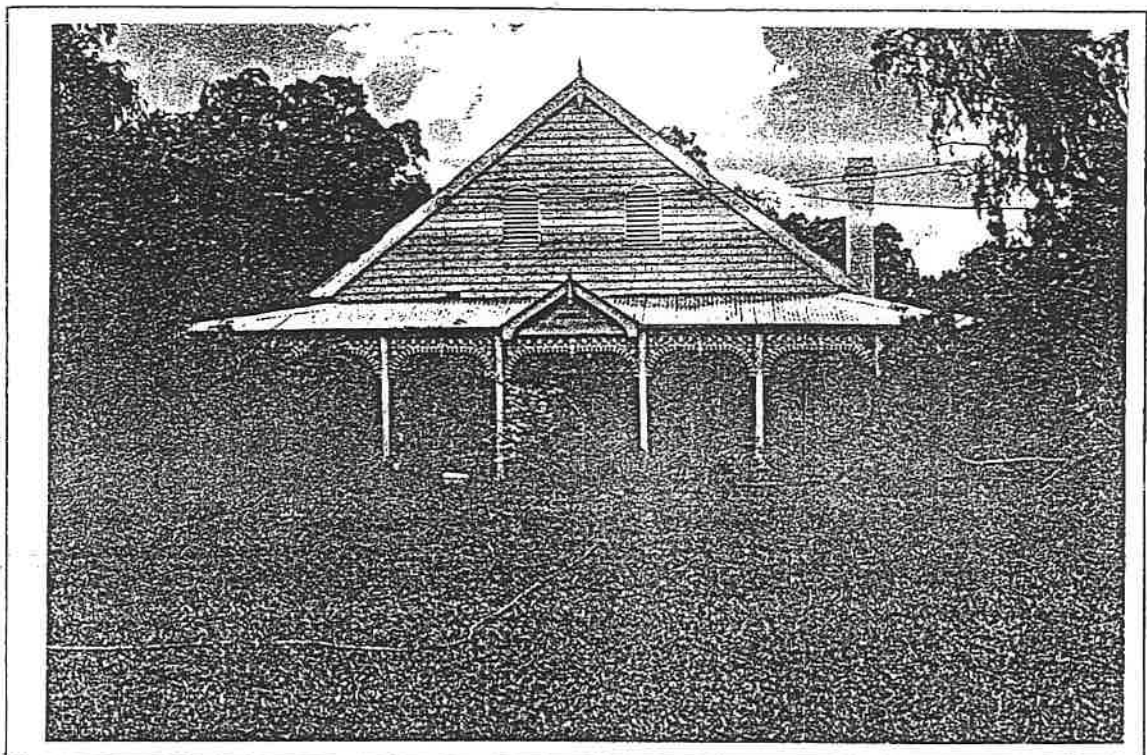
Encls.  
owh



## **Appendix A - Heritage Listing Proposal**

"Alloway" - (A, B, D)

Constructed in the 1870's the property "Alloway" is of Victorian weatherboard and galvanised steel. The galvanised steel was imported from Gosport, England in the early 1870's. The building has an unusual composition of a high gabled roof with louvred roof vents in each gable end. There is a verandah on three sides and along the kitchen wing at the rear. However, in recent years, overgrowth from surrounding plants has obscured some parts of the verandah. Verandah castings are the originals from Maitland dating back to 1880. Most of the house is in relatively intact order, though in somewhat state of disrepair. This is possibly the earliest surviving substantial house in Moree.



FRONT VIEW OF HOUSE SET TOWARDS BACK OF BLOCK

ALLOWAY/

15 Gwydir Street

Lots 4 & 5 (D & C)

DP 22759

Note: the house is on D.

Shire of  
Moree Plains

Moree Regional  
Committee

June 1983

Date of  
proposal

(Name or Identification of Listing)

(Address or Location)

Suggested  
Listing  
Category

CLASSIFIED

Bibliography

Owner and Address  
Mrs C M Crowe  
15 Gwydir Street  
MOREE NSW 2400

Committee  
(Trust Use)

SEE OVER

HBC

Council  
(Trust Use)

APPROVED CLASSIFIED

21/11/83

A4 17/1/79

Description

Briefly cover the points on the following check list where they are relevant and within your knowledge.

Style

Construction

Use

Architect/s

Builder/s

Date of

Construction

Present

Condition

History

Owners

Boundaries

of proposed

listing

The house appears to date from the 1870s. The doorbell is dated 1876 while the cast iron lace work is dated 1880. It is sited on land granted to James Traynor in 1860. Alexander McIntosh bought the house in 1882 and the late Mr F J Crowe purchased it from the McIntosh Estate in 1951.

The house is built of large weatherboards and has a steeply pitched gabled roof. A smaller gable breaks the line of the front verandah roof. The verandah is decorated with cast iron lace valances and brackets and has wooden posts and a brick floor. The eastern side has been enclosed with gauze. French doors with wooden shutters, brass door knobs and curved glass open onto the front verandah.

A kitchen wing adjoins the main house and adjoining this is a flat which was originally the harness room.

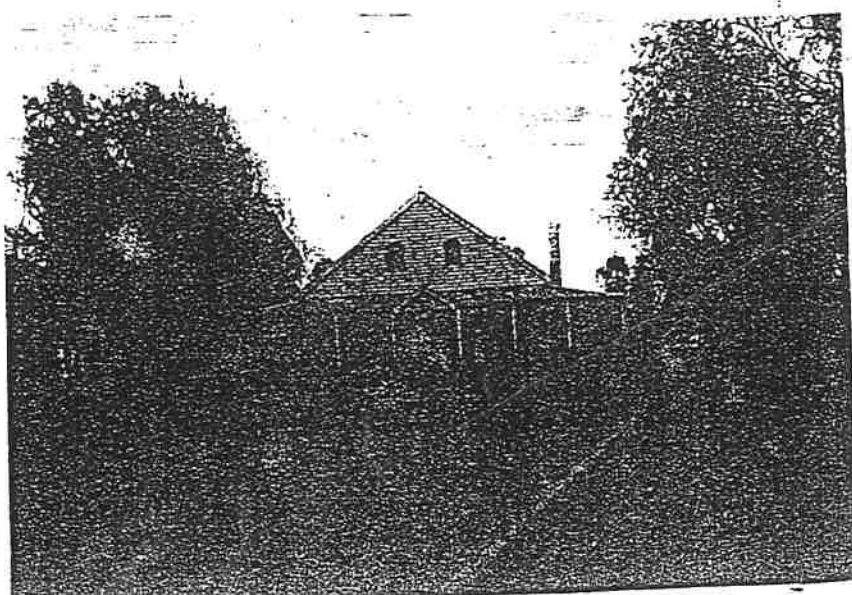
Interior has weatherboard walls and ceilings, cedar doors and architraves. The pleasant garden is well-maintained and has numerous mature trees. The front fence is probably original and is of intertwined wire and timber posts.

Curtilage to include area to property boundary.

Reasons for listing

An attractive, well-preserved cottage-style house which is one of the oldest in Moree and is a rare example of this type of architecture in the area. It is enhanced by its setting in pleasant gardens with many mature trees.

Sketch plan and photos  
Attach additional photos  
if any.



## **Appendix B - AHIMS Web Service**

Oliver Hyland

Date: 25 February 2025

95A Brisbane Street

Tamworth New South Wales 2340

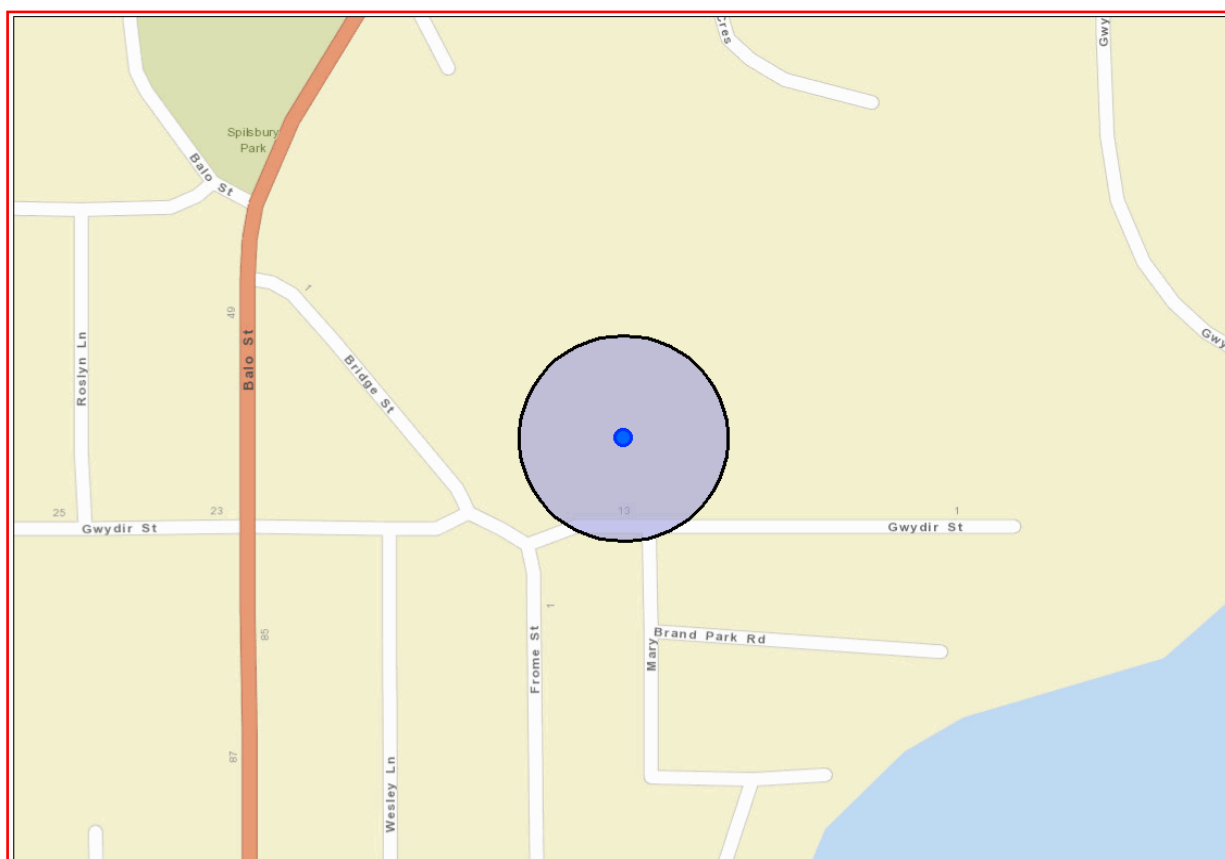
Attention: Oliver Hyland

Email: oliver@studiotwoarchitecture.com.au

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Address : 13 GWYDIR STREET MOREE 2400 with a Buffer of 50 meters, conducted by Oliver Hyland on 25 February 2025.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

**If your search shows Aboriginal sites or places what should you do?**

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

**Important information about your AHIMS search**

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.