

**ANGEL PLACE
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14 September 2021

General Manager
Tenterfield Council
247 Rouse Street
Tenterfield NSW 2372

To whom it may concern,

HERITAGE IMPACT STATEMENT: 148 ROUSE STREET TENTERFIELD

BACKGROUND

Urbis has been engaged to prepare the following Heritage Impact Statement for 148 Rouse Street Tenterfield, herein referred to as 'the subject site'. It is proposed to re-develop the existing site for mixed use, including a cinema, medical clinic and childcare centre.

The subject site is not a listed heritage item. It is, however, located within the boundaries of the locally significant *Town Centre Heritage Conservation Area (C3)*, under Schedule 5, Environmental Heritage of the *Tenterfield Local Environmental Plan 2013 (LEP)*. This Heritage Impact Statement has been prepared to assess the potential heritage impacts of the proposal on the significance of the *Town Centre Heritage Conservation Area*.

SITE DESCRIPTION

The subject site is located on the corner of Miles and Rouse Street in Tenterfield. The site comprises a single storey masonry building currently operating as a Holden car showroom and dealership. West of the masonry building is a warehouse building (steel framework and corrugated sheet metal) and further west an above ground carpark. The masonry building appears to date from the early to mid-twentieth century however has been highly modified to facilitate contemporary development. The masonry facades front Rouse Street to the east and the eastern end of Miles Street to the south. The masonry portion of the site features large, modified glass windows and fixed signage associated with the car dealership. The exterior of the building has been painted grey. The building has been stripped of period detail and does not reflect well the characteristics of a particular period or style.

The interior of the building has been highly modified. It comprises a large open space which functions as a show room and an adjunct office space. The interior fabric is entirely contemporary. The warehouse building, attached to the rear of the above is not original to the masonry structure and is an entirely contemporary structure. The warehouse building is currently used as a workshop and for storage equipment associated with the tenancy. The subject site is located on the very southern fringe of the Tenterfield *Town Centre Heritage Conservation Area* which features both contemporary and traditional development. The site forms part of a large, low-scale contemporary development.

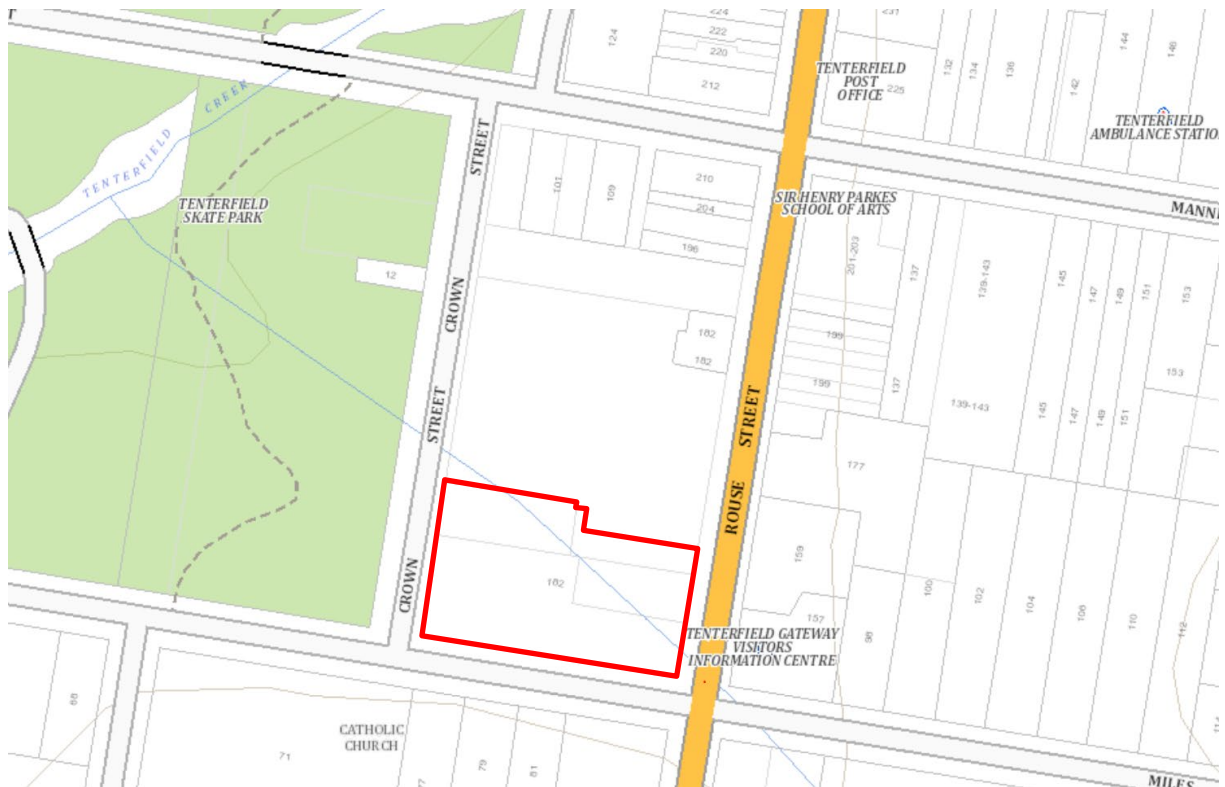


Figure 1 Location map, subject site indicated.

Source: SIX Maps

The following photos of the subject site have been provided by the real estate agency Nutrien Harcourts, Tenterfield.



Figure 2 Western elevation of subject site (Rouse Street).



Figure 3 Western elevation of subject site (Rouse Street).



Figure 4 Interior of subject site.



Figure 5 Interior of subject site (car showroom).



Figure 6 Interior fabric of subject site.



Figure 7 Interior fabric of subject site (car showroom).



Figure 8 Interior fabric of subject site (car showroom).



Figure 9 Interior fabric of rear warehouse.



Figure 10 Interior of rear warehouse.

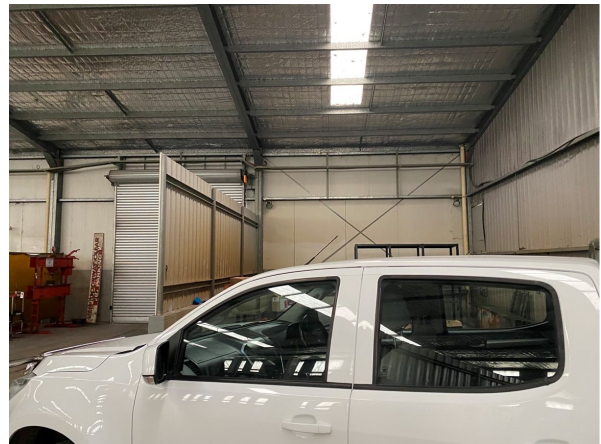


Figure 11 Interior of rear warehouse.



Figure 12 Interior fabric of rear warehouse.



Figure 13 Interior fabric of rear warehouse.



Figure 14 Interior fabric of rear warehouse.



Figure 15 Interior rear of car showroom.



Figure 16 Interior fabric of car showroom.



Figure 17 Interior fabric of car showroom.



Figure 18 Interior fabric of car showroom.



Figure 19 Interior fabric of car showroom.

HISTORICAL OVERVIEW

The following historical account has been reproduced from the State Heritage Inventory form for the Town Centre Heritage Conservation Area.

A number of Aboriginal groups occupied the Tenterfield area at the time of European contact, including the Badjalang people (Bundjalung), from the headwaters of the Clarence and Richmond Rivers to Tabulam and Baryugil; Kitabal (Githabul, a dialect group of the Bundjalung) whose territory included Urbenville, Woodenbong and Tooloom, south to Tabulam and Drake; and the Ngarabal, people who traditionally occupied the land from Bolivia to Stonehenge. The Jukambal people were known for historic seasonal movement through the shire.

European exploration to the region started in the early 1800s dominated by major pastoralists with land controlled by Governor Macquarie.

By 1836 the first squatting licences were issued and the 1862 Land Acts, then enabled the free selection of unalienated land by selectors. In 1841 Sir Stuart Donaldson was running 18,000 sheep on a property that he named Tenterfield Station, after a family home in Scotland. Donaldson was the first premier of NSW and made biannual trips to Tenterfield to inspect his holdings there, which covered 100,000 acres (400 km²) of unfenced land. Early homesteads often included a complex of buildings with their own butchers, bakers and blacksmiths.

The township was gazetted in October 1851 with allotments being sold in March 1854. In 1858 gold was discovered at Drake (Fairfield) and shortly afterwards at Timbarra and Boonoo Boonoo. During 1859 an AJS Bank opened and an Anglican Church was built the following year. In the 1860s the Tenterfield Chronicle was published; the district court was established; the building of a hospital commenced and a public school was opened. In 1870 the population was less than 900, but the town had five hotels, a school of arts and three churches. In November 1871 town incorporated The existing Tenterfield Post Office was constructed in 1881. Closer settlement occurred during the 19th century with the Returned Soldiers Settlement Act 1916 which allowed larger estates to be cut up for smaller family farms.

A network of crown villages and reserves was laid out by Government surveyors, although some never developed beyond early mining settlements. Evidence of the gold, silver, tin, silica and arsenic mining history of the region is evident in many locations. The completion of the railway line to Tenterfield in 1886 boosted the development of Tenterfield as a regional centre and the development of smaller villages on the route such as Bolivia and Sandy Flat.

Early industries were developed for processing of agricultural products for local use and economic gain. Meatworks, flour mills, and bakeries are still evident from these early days whilst other processes such as brickworks and timber mills may now yield only archaeological evidence.

The township of Tenterfield boomed between 1870s and 1930s, with the development of the School of Arts, several large hotels, banks and a majestic Post Office. A Victorian complex of police station, courthouse and gaol were added to the town. The town is well known for its association with Henry Parkes and the foundation of the Federation of

Australia movement. The development of accommodation, commerce, education and health, religion, and leisure are all illustrated by a variety of original buildings and sites throughout the area. The impact of politics and economic tariffs by Queensland, triggered developments such as the tobacco industry from the 1930s.

Tenterfield also has strong association with defence through early recruiting and cavalry training. During World War 11, Tenterfield was a location for large military encampments and evidence still exists of some significant structures such as the Tank Traps and several drill halls.

Low growth during the post war period saw retention of much of the early building fabric which is now integral to the built character and aesthetic appeal of the town today. Growing interest and awareness of heritage values has resulted in a renewed investment and confidence which is promoting these values in a very positive way for economic benefit, and growth in tourism.¹

¹ Heritage NSW Inventory form for *Tenterfield Town Centre Heritage Conservation Area*, History.



Figure 20 Main street of Tenterfield 1887.

Source: John Oxley Library, State Library of Queensland



Figure 21 View along Rouse Street c. 1895.

Source: State Library of New South Wales



Figure 22 Rouse Street looking south, Tenterfield c.1870.

Source: State Library of New South Wales



Figure 23 Rouse Street looking north west, Tenterfield c.1870.

Source: State Library of New South Wales



Figure 24 Rouse Street, looking south from near High Street, Tenterfield c.1910.

Source: State Library of New South Wales

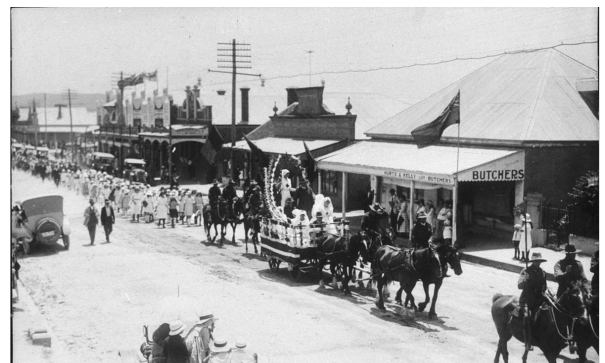


Figure 25 Red Cross Queen procession in Rouse Street, Tenterfield.

Source: State Library of New South Wales

HERITAGE CONTEXT

The subject site is not a listed heritage item. It is, however, located within the boundaries of the locally significant *Town Centre Heritage Conservation Area (C3)*, under Schedule 5, Environmental Heritage of the *Tenterfield LEP 2013*.

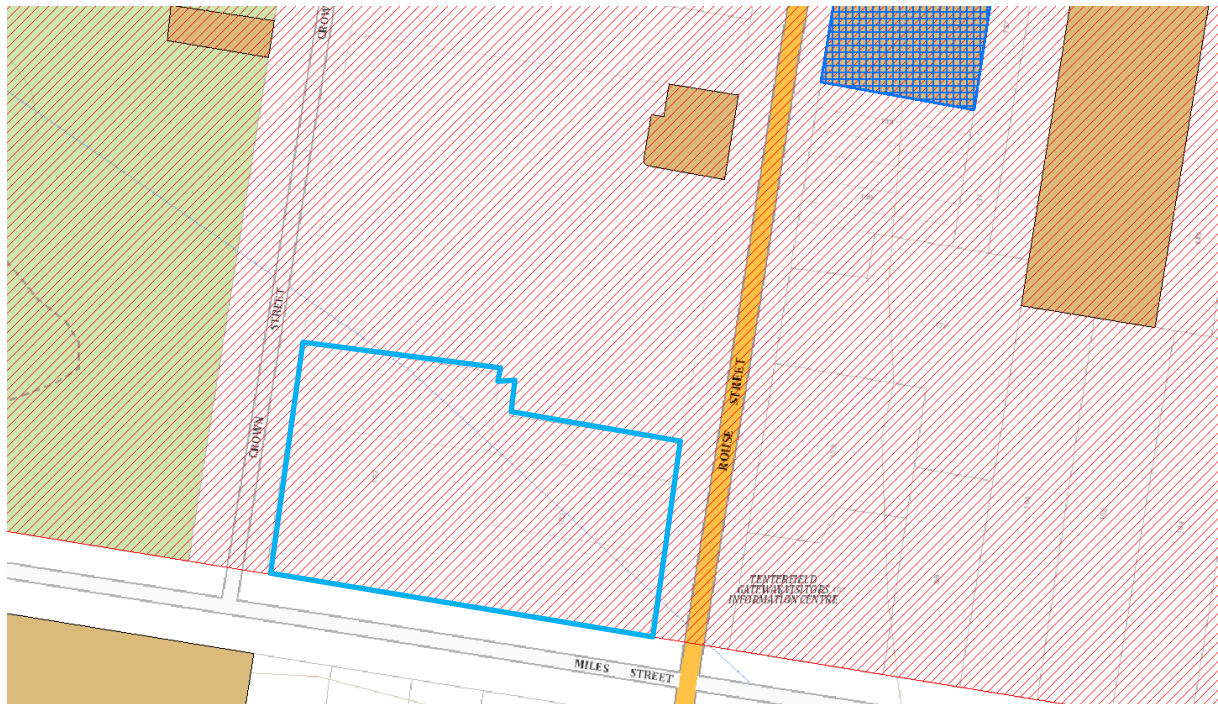


Figure 1 Extract of heritage map with the subject site outlined in blue.

Source: NSW Planning Portal, 2021

Town Centre Heritage Conservation Area

The following statement of significance has been reproduced from the State Heritage Inventory form for the *Town Centre Heritage Conservation Area*.

Tenterfield Heritage Conservation Area is a substantially intact, representative and well preserved example of a civic, commercial and residential precinct which demonstrates rarity locally.

Tenterfield evolved in response to both the physical characteristics of its location, and to the broader historical patterns and events that have shaped the development of New South Wales and its position near the Queensland border. As the post war growth of the town has been very modest, it has retained much of its historic character and fabric. It is assessed as having historical, associative, social and aesthetic cultural significance.

It retains a core of buildings with fine examples of commercial, governance, education, ecclesiastical, domestic and social development dating from the 1850s to the 1950s

which demonstrate confidence in the development of a township in the northern tablelands during this period.

The precinct contains significant street vistas and spaces radiating from the main intersection of Rouse and Manners Streets and includes the historically significant town 'square' open space of Bruxner Park. The buildings, streetscapes and other elements, open spaces and tree plantings are enhanced with vistas and views of the Great Dividing Range and Mount Mackenzie. The main street precinct is anchored by four significant, two storey buildings on the corners of Manners and Rouse Streets and punctuated by other notable larger scale buildings along the main commercial frontage. Tenterfield Creek runs parallel to the western side of the main street, with open areas set aside for public recreation.

The residential streets are significant for retaining a predominance of early dwellings on large allotments with some later examples of infill from the post war period, some of which are significant in demonstrating the evolution of styles and fashion of architecture.

The whole precinct is significant for the collective values of low scale buildings of traditional materials and colours, with generous landscaped setbacks, original and contributory fences, some early remnant stone curbing, avenue plantings, and private gardens with early plantings of historical and aesthetic interest. The whole place is a living cultural landscape with high integrity and with few exceptions, all the elements of the precinct contribute to the whole in a significant way.²

THE PROPOSAL

It is proposed to redevelop the subject site for mixed use to include a cinema, medical clinic and childcare centre. It is proposed to develop the site in stages with the subject car dealership forming part of Stage 1 of the project.

The proposal involves demolition of the existing buildings on site (with the exception of the building shell of the workshop which is to be integrated into the new development) in preparation for new construction along the southern portion of Rouse street and Miles street. The development is to comprise a series of single storey gabled roof forms and a central a pedestrian plaza fronting Rouse Street. The south-eastern portion of the site, currently occupied by the car dealership is to be redeveloped as a café/bar, cinema foyer and office area.

This assessment of impact has been undertaken with reference to the following plans provided by Mills Gorman Architects, dated October 2021. Extracts from the drawing set are reproduced below for reference; for further details, refer to the full set of plans submitted with the subject Development Application.

Table 1 Drawing Documentation

Title	Drawing No.	Date
Cover Page	DA00	06.10.21

² Heritage NSW Inventory form for *Tenterfield Town Centre Heritage Conservation Area*, Statement of Significance.

Title	Drawing No.	Date
Existing & Demolition Plan	DA01	06.10.21
Staging Plan	DA02	06.10.21
Proposed Ground Floor Plan	DA03	06.10.21
Roof Plan	DA03.1	06.10.21
Elevations	DA04	06.10.21
Elevations	DA05	06.10.21
Site Section	DA06	06.10.21
Site Sections	DA07	06.10.21
Perspective Views	DA08	06.10.21

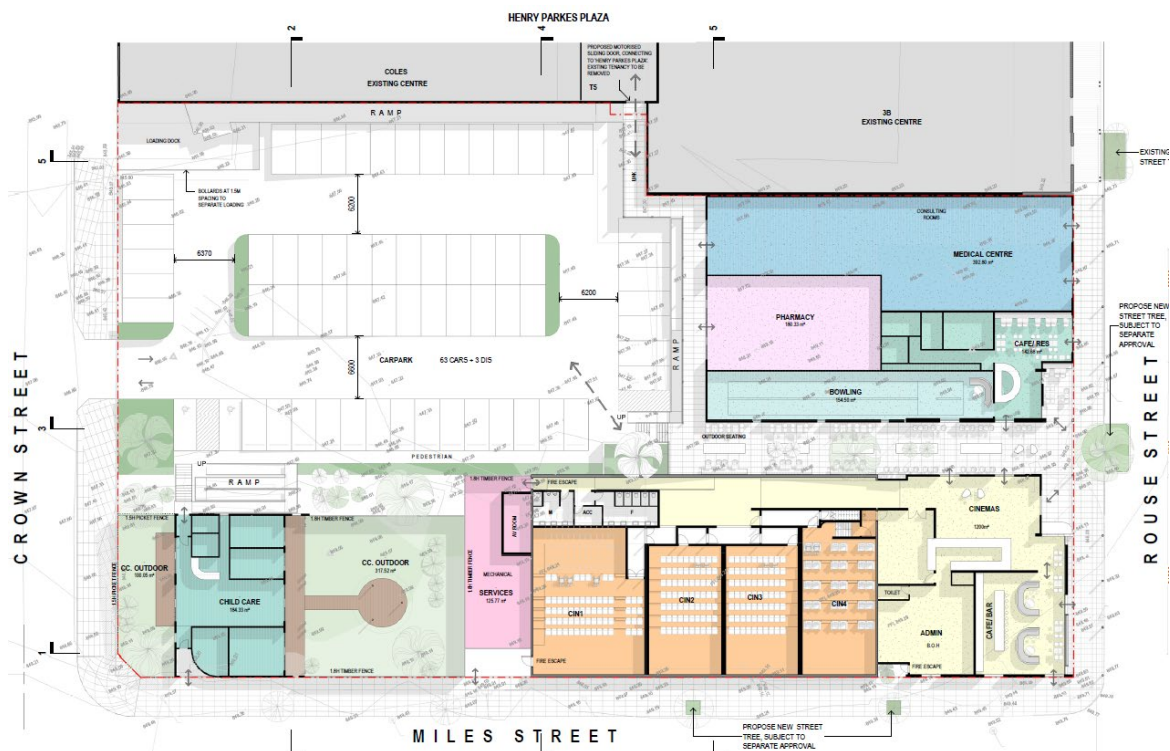


Figure 26 Extract from Proposed Ground Floor Plan.

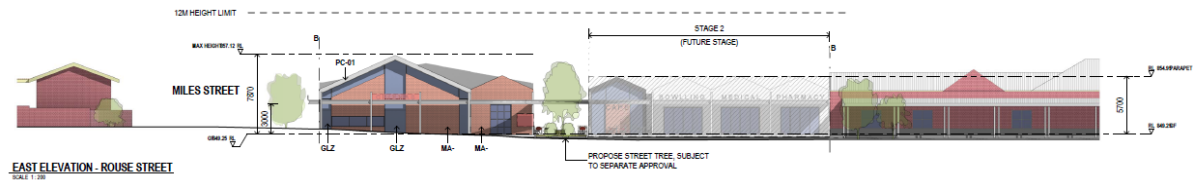


Figure 27 Extract from East Elevation – Rouse Street.

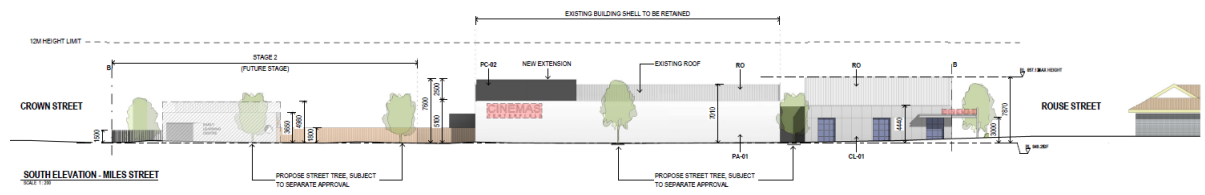


Figure 28 Extract from South Elevation – Miles Street.

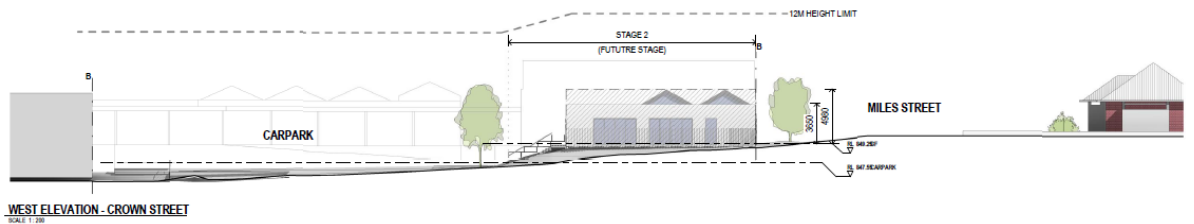


Figure 29 Extract from West Elevation – Crown Street.



Figure 30 Extract from Perspective Views, perspective from eastern side of Rouse street looking west.

IMPACT ASSESSMENT

This statement of heritage impact has been prepared to assist the consent authority in determining the proposal's potential impact on the heritage significance of the *Town Centre Heritage Conservation Area (C3)*. This assessment has been prepared in accordance with the NSW Heritage Branch guideline 'Assessing Heritage Significance' (2001) with reference to the relevant heritage provisions contained in the *Tenterfield LEP 2013* and the *Tenterfield Development Control Plan 2014*. The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 1999 (revised 2013).

The subject site, located at 148 Rouse Street Tenterfield is not a listed heritage item under Schedule 5, Environmental Heritage of the *Tenterfield LEP 2013*. It is, however, located within southern portion of the *Town Centre Heritage Conservation Area*. The southern fringe of the Town Centre HCA largely comprises contemporary development including the Coles building to the north and the information centre to the east, which although appearing to be of a referential Federation style, is a contemporary development.

The *Town Centre Heritage Conservation Area* is listed for its "*significant street vistas and spaces radiating from the main intersection of Rouse and Manners Streets and includes the historically significant town 'square' open space of Bruxner Park. The core buildings which make a contribution to the character of the conservation area are noted as being fine examples of commercial, governance, education, ecclesiastical, domestic and social development dating from the 1850s to the 1950s.*" The subject site is assessed to have little historic or aesthetic merit. The building has been highly altered throughout and no longer reflects characteristics of a particular era of style. The building is therefore limited in its contribution to the surrounding streetscape and indeed the identified character and statement of significance of the *Town Centre Heritage Conservation Area*.

The subject site does not reflect or enhance the identified heritage values of the *Town Centre Heritage Conservation Area*, and as such its demolition will not have an adverse heritage impact on the significance of the *Town Centre Heritage Conservation Area*. The subject property has limited original fabric and a very low level of aesthetic integrity. Retention and integration of what little original fabric remains would not result in an enhanced contribution of the property to the significance of the area and would still not provide a legible interpretation of the history of the place. A well designed replacement infill building would be able to make a similar or greater contribution to the significance of the area and the aesthetic character of the streetscape.

The proposed scheme for the subject site responds appropriately to the scale and character of the Town Centre HCA. The scheme is notably contemporary and is sympathetic to the scale and form of surrounding development. The proposed development remains at one storey and features a series of gable roof forms along those frontages which present to, and interact with the public domain (Miles Street and Rouse Street). The design employs traditional materiality in the form of face brick which is considered appropriate in a predominantly masonry context.

The scheme is of a scale consistent with surrounding development and is not at risk of overwhelming or detracting from traditional features and elements of the *Town Centre Heritage Conservation Area*. The scheme employs a pedestrianised plaza and awning open to the public domain, cultivating appropriate activation at street level which remains consistent with the character of Rouse Street. The proposed development employs appropriate verticality across prominent street frontages sympathetic to existing proportions along Rouse Street and throughout the broader HCA.

The proposed works are generally found to have no adverse impacts on the heritage significance of the *Town Centre Heritage Conservation Area*. The works facilitate ongoing, renewed use and amenity of the site with no adverse impact on the immediate streetscape character and setting. The existing

car dealership building located at the south-eastern corner of the site has been highly altered, such that it no longer contains any significant period detail and therefore is limited in its contribution the *Town Centre Heritage Conservation Area*. The building does not represent well the characteristics of a particular era or style and no longer reflects the heritage values of the HCA. Its retention is not considered to add any value to the proposed scheme and is not considered necessary from a heritage context.

The proposed scheme responds appropriately to the heritage context of the area such that it does not alter, obscure, or detract from dominant typologies, scale, form and character of the *Town Centre Heritage Conservation Area*. The development is assessed to have no adverse heritage impact on the significance of the *Town Centre Heritage Conservation Area*.

The proposed development has been assessed below in Table 2 against the relevant controls contained within the Tenterfield Development Control Plan 2014.

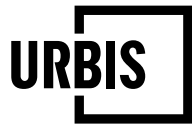
Development Control Plan

The proposed works are addressed in the table below in relation to the relevant provisions in the DCP.

Table 2 Tenterfield Development Control Plan 2014

Clause	Discussion
Streetscape	
Colour Schemes Only buildings with high heritage significance should be painted in their original colour schemes. Otherwise a traditional colour scheme which fits in with the street as a whole should be considered, especially for that part of the building from the awning soffit upwards. For different styles and periods of building there are alternative colour schemes available. Refer to two books by Evans, Lucas and Stapleton on Colour Schemes for Old Australian Houses (see reference list at end of this chapter). Council's Heritage Advisor can also assist in the selection of appropriate colours in accordance with the buildings age and history. Parapets, awning soffits and fascias that are continuous across more than one occupancy should be painted with the same colour(s) irrespective of the different signage.	The subject site is not a listed heritage item under the <i>Tenterfield LEP 2013</i>. This heritage impact statement confirms the subject site to be highly altered and stripped of any significant period detail. The building no longer represents key features or characteristics of a particular era or style and makes no meaningful contribution to the <i>Town Centre Heritage Conservation Area</i>. The proposed development is notably contemporary, however remains sympathetic to surrounding development by using a traditional materials palette including face-brick along major street frontages (Miles Street and Rouse Street). The subject site does not require painting in original or traditional colour schemes.

Clause	Discussion
<i>Infill Development</i> Infill buildings should not pretend to be heritage buildings but must be sympathetic to the period of the buildings surrounding it and fit into the streetscape. Materials for major building elements should relate to the common materials existing in the area. For development within a row of buildings, the new work should try to adopt the existing horizontal lines which run along buildings, such as roof ridges, parapets, gutters, windowsills and awnings. Window and door openings are a major part of a building's design. For infill development the proportions of the openings should be similar to those of adjoining buildings. Long facades should be broken up by windows or recesses, combined with verandahs, awnings or window hoods.	The proposed development remains appropriately sympathetic to the character of the surrounding streetscape. Principal street frontages employ traditional gabled roof forms, face-brick facades and vertical proportions. The development is modestly scaled such that it does not overwhelm or detract from the character of the Town Centre HCA. The proposed scheme includes a pedestrianised plaza, open to Rouse Street and an extended awning, encouraging appropriate street activation consistent with that along Rouse Street. Dominant forms of surrounding development include single storey gable roof profiles and strong horizontal forms, often as continuous street level awnings. The principal frontages reflect existing fine grain detail seen along Rouse Street, ensuring the new design is well-integrated into the character of the Town Centre. The proposed scheme responds appropriately to the existing character of the Town Centre HCA whilst remaining suitably contemporary.
<i>Significant Features</i> Features of significance should be conserved or reinstated. Any inappropriate alteration should be removed, and the original feature re-constructed as well as possible. Council has information available on the heritage inventory form for the building which will assist in identifying any significant features.	The subject site is not a listed heritage item under the Tenterfield LEP 2013. The subject site no longer contains any significant period features, and its retention is not considered to add any value to the proposed scheme. The subject site is not required to be integrated into the proposed scheme.



CONCLUSION

In conclusion, the proposed works are assessed to have no detrimental impact on the heritage significance of the *Town Centre Heritage Conservation Area*. The works are supported from a heritage perspective and are recommended for approval. Please do not hesitate to contact the undersigned if you require anything further.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Ashleigh Persian".

Ashleigh Persian
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