

30 March 2016

General Manager
Orange City Council
135-137 Byng Street
ORANGE NSW 2800

212-220 Summer Street Orange – Heritage Impact Statement

INTRODUCTION

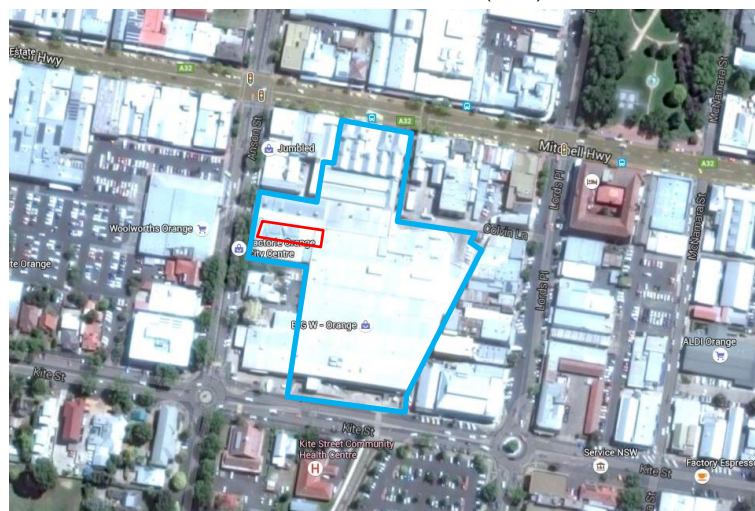
Urbis has been engaged to prepare the following Heritage Impact Statement for the Planning Proposal applicable to the subject site at 212-220 Summer Street, Orange.

The Planning Proposal proposes an 8 metre increase in height over the part of the subject site indicated by the red boundary in Figure 1 below. This report assesses the potential heritage impact of the type of development facilitated by this Planning Proposal on the heritage listed subject site, the conservation area in which it is located and the proximate heritage items.

SITE LOCATION AND DESCRIPTION

The subject site is located on the southern side of Summer Street in the City Centre of Orange (see Figure 1). The site comprises much of the built fabric within the block bounded by Summer Street, Anson Street, Kite Street and Lords Place. The development is a retail centre and comprises Myer and Big W among other stores. The area proposed for an increased height fronts Anson Street and comprises a single storey pitched roof retail building of no particular architectural merit. The fabric of heritage significance is considered to be the Victorian retail building fronting Summer Street which now comprises Myer.

FIGURE 1 – LOCATION MAP INDICATING THE APPROXIMATE EXTENTS OF THE ENTIRE SUBJECT SITE (BLUE) AND THE AREA WITHIN THAT PROPOSED FOR AN INCREASE IN HEIGHT (RED).



SOURCE– GOOGLEMAPS.COM

FIGURE 2 – VIEWS OF THE SUBJECT SITE.



PICTURE 1 – LATE 19TH CENTURY FAÇADE ON SUMMER STREET.



PICTURE 2 – CONTEMPORARY DEVELOPMENT ALONG ANSON STREET.



PICTURE 3 – LATER FABRIC TO REAR OF SUBJECT SITE.



PICTURE 4 – VIEW SOUTH DOWN ANSON STREET.

PROPOSED WORKS

This report has been written to accompany a Planning Proposal which proposes raising the allowable height on the site identified on the map below from 12 metres to 20 metres.

The report was written with reference to the proposed LEP map (see Figure 3) and the following architectural drawings prepared by i2C dated March 2016:

- A01 CONTEXT ANALYSIS
- A02 INDICATIVE CONTEXTUAL STREETSCAPE ELEVATIONS (SHEET 1 OF 2)
- A03 INDICATIVE CONTEXTUAL STREETSCAPE ELEVATIONS (SHEET 2 OF 2)
- A04 SITE ANALYSIS PLAN
- A10 INDICATIVE BASEMENT PLAN
- A11 INDICATIVE GROUND FLOOR PLAN
- A12 INDICATIVE TYPICAL LEVEL 1,2,3,4 & ROOFTOP PLANS
- A20 INDICATIVE ROOF PLAN
- A30 INDICATIVE ELEVATIONS (SHEET 1 OF 2)
- A31 INDICATIVE ELEVATIONS (SHEET 2 OF 2)
- A40 INDICATIVE PHOTOMONTAGES (Sheet 1 of 2)
- A41 INDICATIVE PHOTOMONTAGES (Sheet 2 of 2)

FIGURE 3 – PROPOSED LEP MAP SHOWING THE BOUNDARIES OF THE ENTIRE SUBJECT SITE (BLUE) AND THE AREA PROPOSED FOR INCREASE IN ALLOWABLE HEIGHT (RED).



HERITAGE LISTINGS

The subject site is a locally listed heritage item under the amended Orange Local Environmental Plan (LEP) 2011 (Amendment 1), being 'Myer building' (Item No. I140). Figure 1 below indicates the heritage curtilage of the item however it is noted that the identification number pictured is not correct and should read I140. Council has confirmed this.

The subject site is also located adjacent to a state and locally listed heritage item, being 'Orange Post Office' at 222-224 Summer Street (State Heritage No. 01416; Local Heritage Item No. I42).

Other locally listed heritage items located within the vicinity of the subject site include:

- 'Former street signs' at 23 Byng Street, 212–220 Summer Street, 222–224, Summer Street, 244–246, Summer Street, 266 Summer Street, and 37 William Street (Item No. 157)
- 'Wyoming Court offices and businesses' at 182 Anson Street (Item No. I120)
- 'Palmer's Building (former AJS Bank)' at 226–232 Summer Street (Item No. 43)
- 'Solicitor's office' at 209 Lords Place (corner of Colvin Lane) (Item No. I176)

The subject site is also located within the 'Central Orange Heritage Conservation Area' (C1).

FIGURE 4 – ORANGE LOCAL ENVIRONMENTAL PLAN 2011 AMENDMENT 1 (HER_008C) SHOWING THE SUBJECT SITE (OUTLINED BLUE) AND THE STATE AND LOCALLY LISTED HERITAGE ITEMS WITHIN THE CONSERVATION AREA.



ASSESSMENT HERITAGE SIGNIFICANCE

Before making decisions to change a heritage item or to make changes to properties in the vicinity of a heritage item, it is important to understand the heritage item's values. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise a place's heritage values – why it is important, why a statutory listing was made to protect these values.

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local. These criteria have been used to prepare the following brief statement of significance for the subject site.

The Myer Building has historic and aesthetic significance in the local area.

The building is located prominently in the heart of Orange and being built in three stages (1865-1895)¹ represents early commercial development and growth in the area from the middle of the 19th century until the turn of the century. The building is a fine representation of the Victorian Regency style albeit it has been much altered both internally and externally including a central infill section, alterations to the windows and various ground floor and internal refits (see image below).

It is not considered that any of the other fabric on the subject site has particular heritage significance warranting heritage listing.

¹ Orange Heritage Trail, Orange Public School Publication.

FIGURE 5 – ND. DALTON BROS, POST OFFICE, CORONER'S AND COUNTY CLERKS OFFICES.



SOURCE – SLNSW.

ASSESSMENT OF HERITAGE IMPACT

This HIS has been prepared in accordance with the NSW Heritage Manual 'Statements of Heritage Impact' (2002) and 'Assessing Heritage Significance' (2001) guidelines. The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 2013. The Planning Proposed has been assessed in relation to the overarching intent of the controls and provisions contained within the Orange Local Environmental Plan 2011 and the Orange Development Control Plan 2004.

The following observations have been set down regarding the Planning Proposal:

- Although the entire subject site is included in the LEP heritage listing, it is recognised that the significant fabric is that which is confined to the northern section of the site fronting Summer Street. There is no proposed change to the allowable height above the significant fabric and therefore no vertical alterations to that fabric would be facilitated;
- The area of the subject site proposed for an increase in height constitutes only a small section of the overall subject site and has approximately a 65m setback back from the façade of heritage significance fronting Summer Street. Further, the height increase is minimal (8 metres). As such, it is recognised that development facilitated by the Planning Proposal would be minimally visible at most beside the significant façade of the Myer Building when it is viewed from pedestrian level on Summer Street. It would therefore not visually impact on the significance of the earlier store building;
- There are no significant views towards the Myer Building or the adjacent heritage listed items from Anson Street, south of Summer Street. Further, there are no changes to the minimum setbacks from Anson Street proposed. As such, no views towards heritage items in the vicinity will be obscured by any future development facilitated by the Planning Proposal;
- It is recognised that there is a locally listed item located on the eastern side of Anson Street south of the subject site. It is noted that there are a number of contemporary buildings between it and the subject site and considered that the heritage listed item would not be easily viewed in the same context as any future development on the subject site. Therefore, higher development as facilitated by the Planning Proposal would not detract from the heritage item or visually dominate it;

- None of the listed former street signs (Item 157) are located along Anson Street or are visible from this western portion of the subject site. As such it is not anticipated that any further development facilitated by the Planning Proposal would dominate or detract from this item;
- The Planning Proposal would principally facilitate a new four to five storey serviced apartment building in the eastern section of the subject site. This would be suitable in the context of the established mixed character of the city centre and would therefore have a neutral impact on the conservation area in terms of character; and
- Mature planting along both sides of Anson Street would ensure that any visibility towards future development on the subject site would be obscured and the character of the outlook around the conservation area would be minimally impacted.

CONCLUSION

The development facilitated by this proposal would not have a detrimental heritage impact on the subject site, proximate heritage items or the conservation area generally and is supported from a heritage perspective.

Please do not hesitate to contact the undersigned if you require any further information.

Yours sincerely



Stephen Davies
Director Heritage