

28-32 BOWEN STREET, HUSKISSON

STATEMENT OF HERITAGE IMPACT

Report to Jervis Bay Town Planning

December 2024





EXECUTIVE SUMMARY

Apex Archaeology has been engaged by Jervis Bay Town Planning to prepare a Statement of Heritage Impact (SoHI) for the assessment of a proposed motel redevelopment at 28-32 Bowen Street, Huskisson, on the South Coast of NSW.

This SoHI has been prepared with reference to the *NSW Heritage Manual 1996* and the associated Heritage Branch guideline *Assessing Significance for Historical Archaeological Sites and 'Relics'*, 2009. It has also been prepared with reference to the Australia ICOMOS Charter for Places of Cultural Significance 2013, known as The Burra Charter.

The study area is located within Huskisson, NSW (Figure 1). The study area is located approximately 138 km south west of Sydney. It is located within the Shoalhaven City Council (SCC) Local Government Area (LGA). The site is legally defined as Lot 1 Sec 5 DP 758530, and Lots A, B and C of DP 33476, and is bound by Bowen Street to the north, Hawke Street to the west, an unnamed lane to the east, and existing residences to the south.

It is proposed to demolish the existing motel within the site and to construct a new resort within the lot. The resort is proposed to have basement parking, and a total of 92 hotel rooms, along with associated services for guests such as a swimming pool, fitness areas, and dining facilities.

During the assessment, it was found:

- The study area is not listed as an item of historical heritage.
- One heritage item of local significance is located to the immediate south of the subject lot, at 40 Hawke Street, with another located diagonally opposite the subject lot, on the corner of Hawke and Bowen Streets and comprising the former Huskisson Anglican Church and Site.
- One additional heritage item is located to the north east of the subject lot, known as Tapalla Point.
- No newly identified items of historical heritage were noted within the study area.
- No evidence of the original guest house was noted within the proposed impact area.
- It is proposed to demolish the existing motel within the subject lot and construct a three to four storey resort within the lot.
- The proposed development would not impact on Tapalla Point.
- The proposed development would not physically impact on either of the adjacent heritage items.
- The proposed development is considered to result in acceptable impact to the heritage item at 40 Hawke Street and is not considered to impact on the heritage values of the Former Anglican Church.



The following recommendations have been made for this project:

Any additional amendments to the proposal resulting in significant change to the form of the development should be assessed to ensure they do not alter the likely impact on the heritage values of the adjacent heritage listed item.

Should unanticipated archaeological material be encountered during site works, all work must cease and an archaeologist contacted to make an assessment of the find. Further archaeological assessment may be required prior to the recommencement of works. Any historical objects must be reported to Heritage NSW under Division 9, Section 146 of the Heritage Act.



Apex Archaeology would like to acknowledge the Aboriginal people who are the traditional custodians of the land in which this project is located. Apex Archaeology would also like to pay respect to Elders both past and present.

DOCUMENT CONTROL

The following register documents the development and issue of the document entitled '28-32 Bowen Street, Huskisson – Statement of Heritage Impact', prepared by Apex Archaeology in accordance with its quality management system.

Revision	Prepared by	Reviewed by	Comment	Issue Date
1 – Draft	Jenni Bate	Leigh Bate	Client Review	13 September 2021
2 – Draft	Jenni Bate	PDC Planners	Report amendment	5 November 2021
3 – Final	Jenni Bate	PDC Planners	Report finalisation	4 December 2024



GLOSSARY OF TERMS

CHL	Commonwealth Heritage List
CHM	Cultural Heritage Management
CMP	Conservation Management Plan
DA	Development Application
Disturbed Land	If land has been subject to previous human activity which has changed the land's surface and are clear and observable, then that land is considered to be disturbed
EP&A Act	The NSW <i>Environmental Planning and Assessment Act 1979</i>
GIS	Geographical Information Systems
Heritage Act	The NSW <i>Heritage Act 1977</i>
Heritage NSW	Heritage NSW in the Department of Premier and Cabinet, responsible for all heritage matters in NSW.
LEP	Local Environmental Plan
LGA	Local Government Agency
NHL	National Heritage List
NSW	New South Wales
OEH	The Office of Environment and Heritage of the NSW Department of Premier and Cabinet – now Heritage NSW
POM	Plan of Management
SCC	Shoalhaven City Council
SEPP	State Environmental Planning Policy
SHI	State Heritage Inventory
SHR	State Heritage Register



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1.0 INTRODUCTION

Apex Archaeology has been engaged by Jervis Bay Town Planning to prepare a Statement of Heritage Impact (SoHI) for the assessment of a proposed motel redevelopment works at 28-32 Bowen Street, Huskisson, on the South Coast of NSW.

1.1 METHODOLOGY

This SoHI has been prepared with reference to the *NSW Heritage Manual 1996* and the associated Heritage Branch guideline *Assessing Significance for Historical Archaeological Sites and 'Relics'*, 2009. It has also been prepared with reference to the Australia ICOMOS Charter for Places of Cultural Significance 2013, known as The Burra Charter.

1.2 STUDY AREA

The study area is located within Huskisson, NSW (Figure 1). The study area is located approximately 138 km south west of Sydney. It is located within the Shoalhaven City Council (SCC) Local Government Area (LGA). The site is legally defined as Lot 1 Sec 5 DP 758530, and Lots A, B and C of DP 33476, and is bound by Bowen Street to the north, Hawke Street to the west, an unnamed lane to the east, and existing residences to the south.

It is proposed to demolish the existing motel within the site and to construct a new resort within the lot. The resort is proposed to have basement parking, and a total of 92 hotel rooms, along with associated services for guests such as a swimming pool, fitness areas, and dining facilities.

1.3 OBJECTIVES

The objectives of the SoHI are to:

- Confirm the heritage status of the study area and understand the history of the study area within the broader cultural landscape;
- Describe the current physical state of the study area;
- Assess the potential heritage significance of the study area;
- Assess the potential impact of the proposed redevelopment on the heritage values of the adjacent heritage listed dwelling; and
- Outline an appropriate method to manage any potential impacts on heritage values.

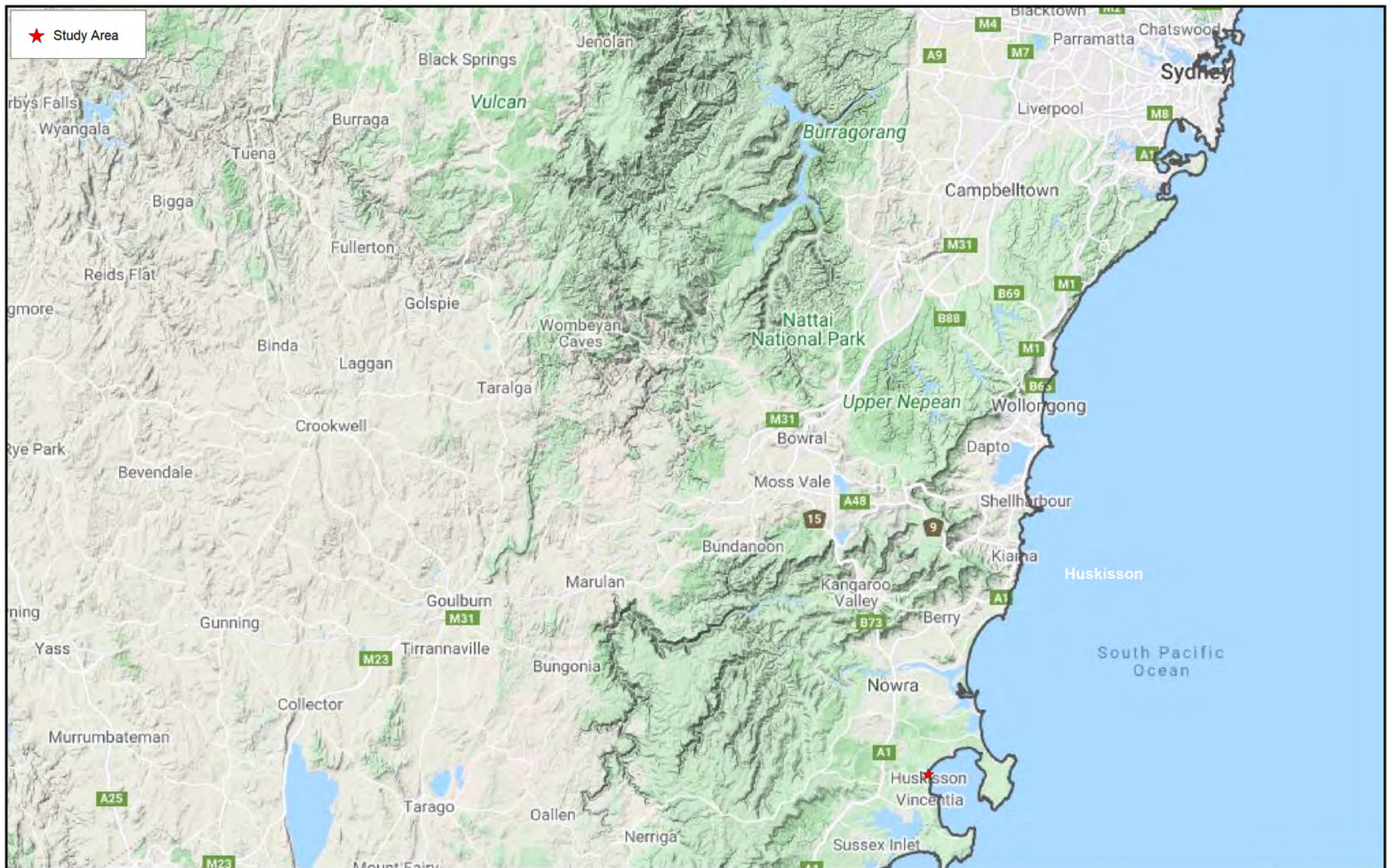




Figure 2: Subject lot in its local context (Source: Kannfinch)



1.4 NSW HERITAGE LEGISLATION

1.4.1 HERITAGE ACT 1977

The *Heritage Act 1977* (as amended) (the Heritage Act) provides protection for historical archaeological deposits, relics, structures, buildings, and features within NSW. These may be identified on the State Heritage Register (SHR) or an active Interim Heritage Order.

Under the Heritage Act, the Minister appoints the Heritage Council, which is responsible for heritage in NSW. The Council includes community, conservation and government experts. The Heritage Division provides operational support to the Council and helps communities to identify important heritage places and relics, as well as guidance on how to provide care for those items. It also provides funding and support for community heritage projects and maintains the NSW Heritage Database, which is a list of all heritage items included on statutory heritage lists within NSW.

Guidance for undertaking heritage assessments is provided by the *NSW Heritage Division 1996 NSW Heritage Manual*, and includes criteria to assist in assessing the significance of items.

There are no items listed under the Heritage Act within the study area.

1.4.2 SHOALHAVEN LOCAL ENVIRONMENTAL PLAN 2014

The Shoalhaven LEP 2014 guides heritage conservation and assessment within the Shoalhaven LGA, with a number of heritage clauses included. Clause 5.10(2)(e) identifies that no buildings may be erected on land within a heritage conservation area or which contains an Aboriginal object, without first obtaining development consent. Further, Clause 5.10(2)(c) states that archaeological sites may not be disturbed or excavated without development consent, and Clause 5.10(2)(f) states that development consent is required for the subdivision of land within a heritage conservation area, on which a heritage item is located, on which an Aboriginal object is located, or within an Aboriginal place of heritage significance. Exceptions to the requirement for development consent are detailed by Clause 5.10(3) and include low impact activities, or activities for the maintenance of a heritage item.

Clause 5.10(4) requires that the effect of any development on a heritage item or heritage conservation area must be considered, and 5.10(5) details that a heritage assessment is required for land which is within a heritage conservation zone.

The study area is not listed as an item of heritage significance on the Shoalhaven Local Environmental Plan 2014 (Figure 3). However, an item of local heritage significance (206; SHI Heritage Database #2390397) is located to the immediate south of the study area, and is listed as a 'Victorian Georgian weatherboard cottage'. Additionally, the 'Tapalla Point geological rock platform' (item #201; SHI Heritage Database #2390368) is located to the north of the subject site, and a further item is located diagonally opposite the subject site, on the corner of Bowen

and Hawke Streets (item #553; SHI Heritage Database #2390385) and comprises the 'Former Huskisson Anglican Church and site'.

A search of the Commonwealth Heritage List, State Heritage Register and the National Heritage List did not identify any further heritage listings either within or adjacent to the study area.

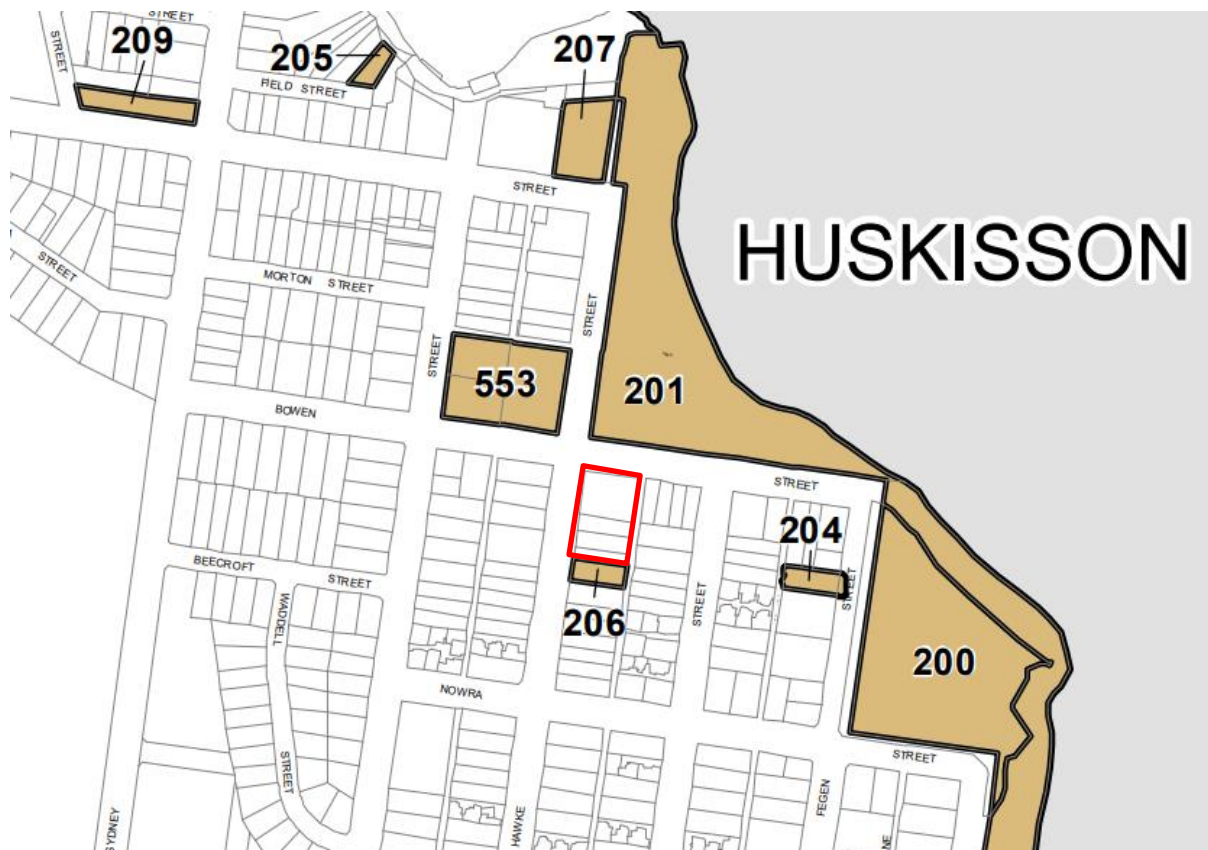


Figure 3: Heritage items in relation to the study area (Source: SLEP 2014 HER_011)

1.4.3 SHOALHAVEN DEVELOPMENT CONTROL PLAN 2014

The Shoalhaven Development Control Plan 2014 (DCP) guides development within the Shoalhaven region. It provides guidelines for the environmental assessment of proposed developments and ensures that the developments do not adversely impact the environment. Chapter 2 of the DCP outlines general and environmental considerations, including heritage concerns.

Section 3.3.3 relates to development in the vicinity of a heritage item, stating that “where development is to occur within the vicinity of a heritage item Council must make an assessment of the effect the carrying out of that development would have on the significance of the heritage item, its site and its setting. Such developments will need to provide a heritage impact statement (see Section 3.3.5 [of the DCP]) addressing the effect of the development.



Section 3.3.5 outlines the requirements for any HIS prepared to accompany applications for works, and states that the report should address:

- The history and development of the place.
- The fabric of the place in terms of its original configuration and later alterations.
- The cultural significance of the place.
- A description of the proposed works.
- An assessment of the impact of the proposed works on the cultural significance of the item or place.

1.5 AUTHORSHIP

This SoHI has been prepared by Jenni Bate, Director and Archaeologist with Apex Archaeology, and Leigh Bate, Director and Archaeologist with Apex Archaeology. Both have over seventeen years of consulting experience within NSW.

Name	Role	Qualifications
Jenni Bate	Project Manager, Report Author	B.Archaeology; Grad. Dip. CHM
Leigh Bate	GIS, Field inspection, Review	B.Archaeology; Grad. Dip. Arch; Dip. GIS

1.6 LIMITATIONS

This SoHI focuses on European cultural heritage values within the study area. Apex Archaeology acknowledges that Aboriginal people have occupied this land for over sixty thousand years, and their culture is living and ongoing.

Recommendations are based on the available documentary evidence, as well as an inspection of the existing fabric on site. Further detailed historical research was outside the scope of this project.

It is acknowledged that updated heritage assessment guidelines were released in 2024. However, this report was initially completed prior to the release of these new guidelines and update to fully reflect these was beyond the scope of the project.



2.0 HISTORICAL CONTEXT

2.1 INDIGENOUS CONTEXT

There are several versions of the Aboriginal history prior to colonisation, mostly due to differing records made in the historical period. Howitt (1904) defined the Yuin tribal area as extending from Cape Howe in the south to the Shoalhaven River in the north.

Other historical records made by early colonists indicate the study area is located within lands traditionally occupied by the Wandandian people (Tindale 1974). It is noted that the Wandandian people were considered to have occupied an area extending from the Shoalhaven River south to Ulladulla (Tindale 1974).

However, some members of the Aboriginal community dispute these associations and claim the area falls within the lands of the Jerrinja tribe, which extends from Crooked River in the north to the Clyde River in the south. The Jerrinja tribe have been referred to as the “Saltwater people of the Shoalhaven” (Penfold 2017).

As such, it is difficult to make definitive claims regarding the history of the people who once inhabited the area around Huskisson. However, it is acknowledged that a thriving Aboriginal population inhabited the area prior to colonisation, and the arrival of European settlers dramatically and negatively impacted the Aboriginal people of Australia.

2.2 EUROPEAN SETTLEMENT

Following the establishment of the first European settlement at Sydney Cove, the need for additional agricultural land was identified, as Sydney Cove was considered unsuitable for farming. By November 1788, food supplies were running low for the settlement, and an expedition led by Governor Philip set off up the Parramatta River in search of arable land. An area known as Rose Hill (now Parramatta) was settled by a small group of 11 soldiers and 10 convicts. The grain crops at Sydney Cove failed, and the settlement at Rose Hill was ordered to be used for agriculture. These crops were luckily successful, and a further settlement comprising a convict farm was established at Toongabbie.

Exploration of the wider region continued, and in 1791, expeditions travelled the Hawkesbury and Nepean areas, identifying them as likely spots for agriculture. The Shoalhaven region had been sighted by Captain Cook in April of 1770, when he observed a protected bay which was later named Port Jervis, and he recorded evidence of smoke along the shoreline just before dark, which may have been related to Aboriginal campfires near the area now known as Bass Point.

Lieutenant James Grant recorded an account of an early meeting of Europeans and local Aboriginal people as being amicable (Grant 1801), with the Aboriginal people they encountered described as ‘more robust than Sydney Blacks’.



James Meehan reached the Shoalhaven River in 1805 as part of his exploration of the region, and noted the extensive stands of red cedar along the lower reaches of the river (Antill 1982). The first official shipment of cedar left the Shoalhaven in 1811, and by the following year seven ships were transporting cedar out of the Shoalhaven.

An overland route between Jervis Bay and Appin was first traversed by settlers in 1812, but this wasn't mapped until 1818 when James Meehan set out. The construction of The Wool Road between Nerriga and Vincentia in 1841 assisted further in opening up the region and allowed pastoral produce to be transported out of the Southern Highlands and the Monaro region to the coast for transportation to Sydney (Peter Freeman Pty Ltd 2003). Access to the area was still predominately via ship until the Bomaderry railway line was completed in 1893.

Huskisson was established in response to the coastal shipping industry at Jarvis Bay in the 1840s. The strategic location on the Currumbene estuary allowed the town to flourish, through the establishment of ship-building facilities. As the population grew, additional facilities were constructed to meet the needs of the township, including a school which opened in 1871 on a half-time basis and moved to a full-time basis in 1881, and the first hotel in Huskisson was opened by the Dent family in 1893 (Peter Freeman Pty Ltd 2003).

2.3 28-32 BOWEN STREET

A historical interpretation plaque on the northern side of Bowen St identifies that 28-32 Bowen Street was originally the location of Australia House, and later the Cecil Private Hotel. The plaque states:

The original building on the motel site opposite was known as Australia House. This guest house was built in the early 1900s by Edward Kennedy on land owned by John Parnell. This 37 roomed guest house was bought by the Franklin Bros. in the 1930s.

In 1926 Australia House was advertised as "The premier Private Hotel of the Mid-South Coast. Tariff: 12/- per day; 2/2/- per week. Phone 10.

In 1938 the guest house was bought by Aub[rey] Rees who changed the name to The Cecil Guest House. Aub also bought the Jervis Bay Hotel and all the land from the hotel down to the wharf for £800.

[An] Advertisement [from] 1938 [states] "the most exclusive guest house in the prettiest spot in NSW. For the best holiday you will ever have. The Cecil is ideally situated overlooking the Bay and Ocean."

In 1954 Aub sold both the Cecil Guest House and Jervis Bay Hotel to Ron Luscombe. In 1959 the Cecil was destroyed by fire.

The first meeting to establish the Huskisson RSL was held at the Cecil on 7th June 1947.

Tourism has played a large part in the local economy since the early 1900s. initially tourists came by ship or coach but later by train to Bomaderry then by coach or hire car to Huskisson. Most early tourist accommodation was one of two kinds – either a guest house or a hotel.

Fishing was a popular drawcard to the Huskisson area, with Mr Hawken telling the *Referee* (12/12/1917:10) of the “fine snapper” caught at Huskisson, and other guests catching fine bream and whiting (ST 24/2/1918:14).

The first advertisement for Australia House at Huskisson dates to 1924 and states “Australia House, Huskisson, via Nowra, the Premier Private Hotel of the Shoalhaven Valley, on the shores of Jervis Bay, midway bet. Public baths and surfing beach; 12/ and £3/3/. Open to vis. Fr. April 1. Tel., 10 Husk.” (DT 12/4/1924:4; author’s emphasis). This advertisement suggests the guesthouse was opening for the first time in April 1924.



Plate 1: Advertisement from DT 12/4/1924

Another advertisement from 1925 states the hotel is “new” (SMH 14/1/1925:6; Plate 2), as does a brief description in an article containing local news (SNSCDA 28/3/1925:2; Plate 3), both supporting the suggestion that the hotel had opened recently.



Plate 2: Advertisement from SMH 14/2/1925:6

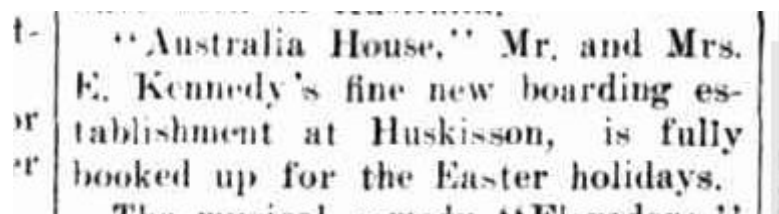


Plate 3: Snippet from article in SNSCDA 28/3/1925:2

The first mention of The Cecil Guest House dates to 1933, with the proprietress listed as N Frankland (SMH 18/1/1933:19; Plate 4). The guest house is listed as offering dancing, tennis, swimming and fishing.



Plate 4: Advertisement from SMH 18/1/1933:19

According to an article describing the results of recent Court activities, a tennis court was constructed for The Cecil Guest House in February 1935. The case came to the attention of the Court when loam for the tennis court was allegedly illegally extracted from Crown lands, but the case was dismissed (ST 20/2/1935:2).

By 1949, the Cecil Guest House had been refitted and updated, ready for guests to visit from 7 January (SMH 5/2/1949:24).

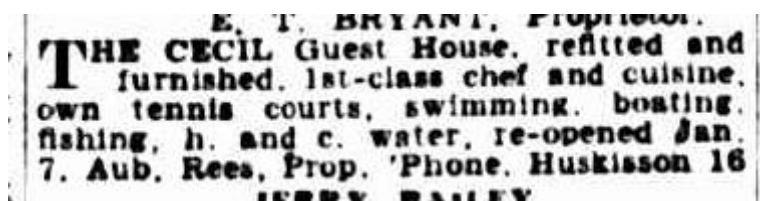


Plate 5: Advertisement from SMH 5/2/1949:24

Aubrey Rees, the owner of The Cecil Guest House, sold the guest house in 1954, and filed for bankruptcy in 1955 (Plate 6). According to the information sign on the northern side of Bowen Street, the guest house burned down in 1959.

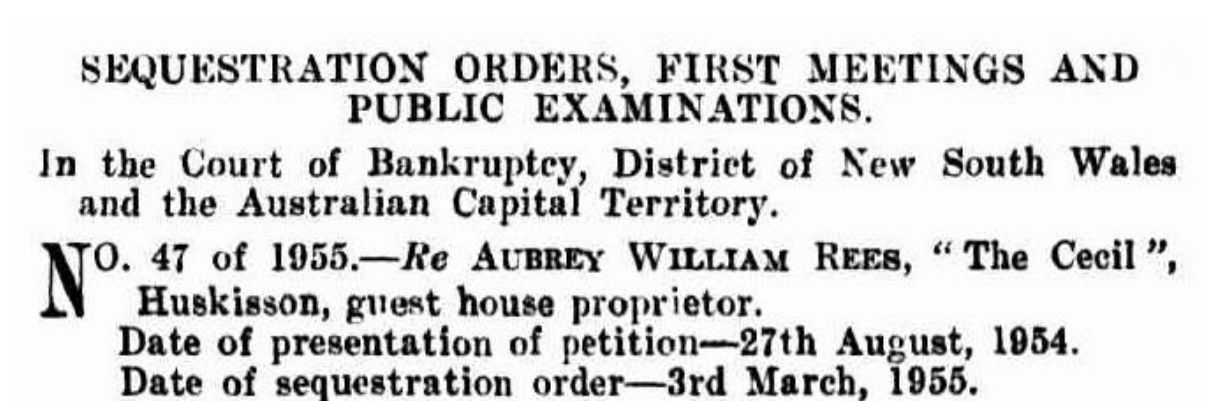


Plate 6: Comm. Aust. Gaz 17/3/1955:965

2.4 HISTORICAL AERIAL IMAGERY

A number of historical aerial photographs covering the study area are available and reproduced below. The earliest imagery available dates to 1961 and it appears that

the subject lot, although the resolution is poor. As of 1961, the study area appears to be mostly cleared in the northern portion, with trees present in the south.

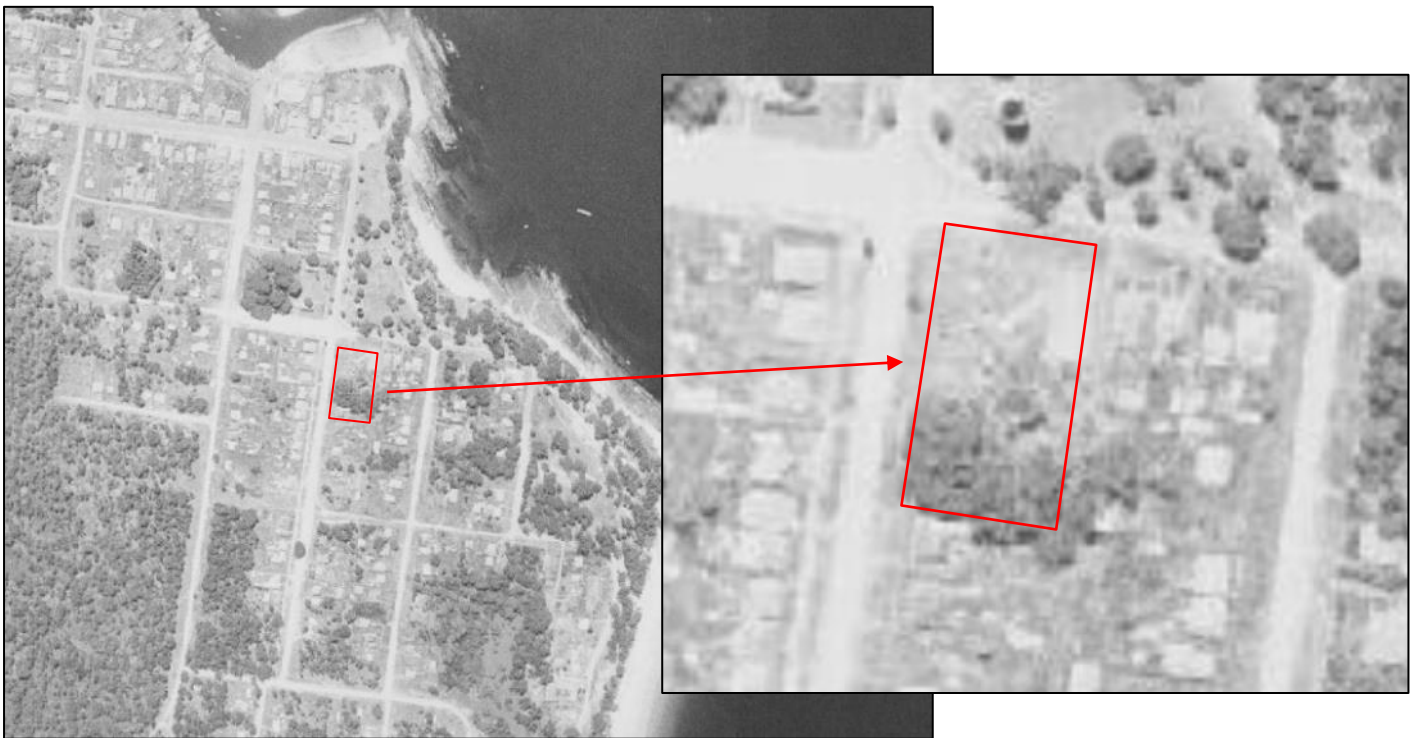


Plate 7: 1961 aerial, with zoomed detail. (Source: NSW GOV HIV)

By 1975, a new building is visible in the study area, assumed to be part of the current motel building.



Plate 8: 1975 aerial. (Source: NSW GOV HIV)

By 1993, the motel in its current format is visible in the aerial imagery, although the swimming pool on the eastern boundary has not yet been constructed. The current aerial imagery shows the study area has a parking area in the southern portion of the lot and the swimming pool constructed on the eastern boundary.



Plate 9: 1993 aerial. (Source: NSW GOV HIV)



Plate 10: Recent aerial. (Source: NearMap 2021)

3.0 PHYSICAL EVIDENCE

3.1 SITE INSPECTION

The study area was inspected on 4 August 2021. The following photographs were taken at this time.



Plate 11: Current motel building within subject lot



Plate 12: View from western side of Hawke Street towards subject lot (left) and heritage item (right)



Plate 13: View from western side of Hawke Street towards subject lot (left) and heritage item (right)



Plate 14: View south across eastern boundary of site, down unnamed laneway



Plate 15: View south west from second floor balcony of existing motel towards heritage item and recent development on opposite side of Hawke St



Plate 16: View south east from corner of Hawke and Bowen Streets towards current motel and heritage item



3.2 SITE DESCRIPTION

The site is generally level and contains a double storey U shaped motel, fronting Bowen St, with on-site parking within the central portion of the motel and external access to the second floor via stairs. Barbeque facilities and additional parking are available to the rear of the property. The site has been landscaped across the entirety of the lots.

The subject lot is located immediately adjacent to an item of local heritage significance at 40 Hawke St. The heritage item fronts to Hawke St while the subject lot fronts to Bowen St.

A number of other developments have been undertaken in the vicinity over the last few years, including a residential development directly opposite the heritage item at 35 Hawke St.



4.0 ASSESSMENT OF SIGNIFICANCE

4.1 UNDERSTANDING HERITAGE SIGNIFICANCE

All places have unique combinations of values, and as such it is important to understand these values prior to making decisions about the future of a heritage item. This way heritage values can be retained when making decisions relating to the future management of a place.

A statement of heritage significance is prepared to summarise an item's heritage values. It is important to understand the significance of an item so as to inform what change may be appropriate. Heritage conservation is not about preserving items of heritage significance without allowing change. By understanding the significance of an item, the tolerance for change can be determined and thus an assessment of how proposed development may impact on this is essential.

4.2 HERITAGE SIGNIFICANCE

The study area itself is not listed as an item of heritage significance. However, the adjacent lot to the south is listed as an item of local heritage significance, with another to the north west and a further heritage item is located to the north.

The Heritage Data Sheet (HDS) for the item at 40 Hawke Street contains the following statement of significance for the item:

Good example of a late nineteenth century Federation period house. Contributes to the scale, form and continuity of the streetscape.. Local significance (Shoalhaven).

The HDS for the Former Huskisson Anglican Church and site provides the following statement of significance for the item:

The former Huskisson Anglican Church site has cultural significance at a local level for its historical, associative, aesthetic, rarity, social, representative and research values. Archaeological evidence from Phases 2 and 3 (1840-1979) associated with evidence for burials at the site during the late nineteenth and early twentieth centuries would be significance at a local level for cultural, social, research and representative values. Archaeological evidence of the burials would enhance our understanding of the historical use of the site, the social fabric of Huskisson in the late nineteenth and early twentieth centuries and supplement historical references to burials at the site.

The former Huskisson Anglican Church was built in 1931, replacing an earlier church building dating from 1905. The church and grounds demonstrate the development of the town of Huskisson throughout its history, as it grew from a small timber town in the late nineteenth century, to a thriving resort and tourist town through the early twentieth century. The church is associated with prominent local architect Cyril Blacket. Blacket designed numerous churches, as well as residential, civic and commercial buildings, throughout his career from the 1880s to the 1930s.



The former Huskisson Anglican Church is of aesthetic significance as a good representative example of a Carpenter Gothic church, demonstrating key characteristics of the type through its weatherboard construction, layout, buttresses, window form, and detailing. The western porch is a later addition but does not detract from the overall integrity of the church building. The aesthetic value of the church building is enhanced by its setting and location, which affords it landmark quality. It is situated on a prominent corner, fronting public open space along Jervis Bay. This prominent corner location allows it to be viewed in the round, a typical characteristic of Carpenter Gothic churches. Views east from the church building are currently obscured by vegetation within White Sands Park; however, at the time of its construction, it enjoyed significant views of Jervis Bay. Its setting is enhanced by the remaining mature vegetation at the rear of the church site, within Lot 8, and on the adjacent property, Lot 9. The remnant bushland contributes to the landmark quality of the church building, and affords it a bushland setting, despite the recent development surrounding the site.

The former Huskisson Anglican Church is a good representative example of both the Carpenter Gothic style and of the work of prominent local architect Cyril Blacket. It is rare in the locality as a comparatively late example of a Carpenter Gothic church in the Shoalhaven LGA, and a late example of the work of Cyril Blacket. The later date of the former Anglican Church is related to the development history of the town.

Archaeological evidence from Phase 3 (1905-1979) has the potential to supplement our understanding of the site history, enhancing our understanding of the people who attended the site, including such information as the class, age, and gender of attendees. This information could contribute to historical accounts of Huskisson in the twentieth century. Archaeological evidence associated with development of the site during Phase 3 (1905-1979) would meet the criteria for local significance for social and research value.

The HDS for Tapalla Point geological rock platform states that the item is listed for its natural landscape values, specifically geological, and contains the following statement of significance for the item:

Glendonites, described from here by T W E David and T G Taylor in 1905, are abundantly represented. Other features of educational interest include fossils and erratic boulders. The site is well-known, especially to mineral collectors and required protection to ensure that the unusual appearance of the locality is not lessened by removal of, or damage to, remaining species. Local significance (Shoalhaven).

4.3 ASSESSMENT OF CRITERIA

The Heritage Council of NSW prepared a set of seven criteria for use in assessing heritage significance. Items are considered significant on two levels, these being State and local significance.



The following assessment of significance for the study area specifically has been prepared in accordance with the *Assessing Heritage Significance* 2001 guidelines issued by the NSW Heritage Division.

a) An item is important in the course, or pattern, of the local area's cultural or natural history

The subject lot previously contained a guest house that was a popular tourist destination. The guest house contributed to the reputation of Huskisson as a holiday destination. However, the guest house was destroyed by fire in 1959, and the site is not assessed as containing any archaeological potential relating to this site. Therefore, the subject site is considered to have limited significance under this criterion.

b) An item has strong or special associations with the life or works of a person, or a group of persons, of importance in the local area's cultural or natural history

The research undertaken for this project did not identify any specific people or groups of people considered of importance related to the subject lot, although it is noted that the guest house was an important contributor to the holiday destination of Huskisson. Overall, the study area is not considered to have significance under this criterion.

c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area

The study area does not include items or areas important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area. Although located in close proximity to the ocean, views from the subject lot to Jervis Bay are prevented by vegetation within the public reserve on the northern side of Bowen St. The original guest house may have had significance under this criterion, but the demolition of the item has removed any significance that may have once existed. Therefore, the study area is not considered to have significance under this criterion.

d) An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons

The study area is associated with the guest house which was a popular tourist destination. However, this has been demolished and the site no longer retains that connection, although it is noted in signage for the locality.

As such, the subject site is considered to have limited significance under this criterion.

e) An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history

Review of relevant literary resources has not indicated that the study area may have potential to yield information that will contribute to an understanding of the local area's cultural or natural history. The site is not considered likely to have



archaeological potential and therefore the subject lot is not considered to have significance under this criterion.

- f) An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history**

The subject lot is not considered to have significance under this criterion.

- g) An item is important in demonstrating the principal characteristics of a class of the local area's**

- Cultural or natural places; or
- Cultural or natural environments

The study area does not exhibit principal characteristics of a class of the local area's cultural or natural places or environments.

4.4 STATEMENT OF SIGNIFICANCE

The historical research undertaken for this assessment in conjunction with a site inspection did not identify any significant heritage elements within the study area that should be conserved. It is noted that the site once contained a guest house that was a contributor to the overall seaside holiday destination appeal of Huskisson, although the site no longer retains any evidence of this building. Any heritage significance is based on documentary sources and is no longer physically associated with the site.

Overall, the site is not considered to possess heritage significance.



5.0 STATEMENT OF HERITAGE IMPACT

The proposed works for developing the subject lot has the potential to impact on the heritage values within or adjacent to the lot. A Statement of Heritage Impact assists in the decision-making process when assessing the impact a development proposal may have on the heritage significance of heritage items.

5.1 PROPOSED DEVELOPMENT

The subject lot is proposed to be redeveloped to provide a new resort destination, with guest facilities including on-site dining, fitness areas, a swimming pool, and basement parking along with 92 hotel rooms over three storeys.

5.2 PROPOSED IMPACT

The proposed development would not physically impact on the adjacent heritage items, but would have potential to alter the setting of the heritage items through the form and scale of the proposed development.

5.3 IMPACT ASSESSMENT

The proposal is for a development of three to four storeys, covering a large portion of the site. There is some landscaping proposed to go along the boundaries (Figure 4), including a 3m wide planting area along the southern boundary of the site, in which it is intended to plant large screening vegetation. In general, the historical context of the area is for single storey residential dwellings within large sites, with landscaping to both front and rear.

Huskisson is a coastal town which has long been a favoured destination for tourists. The demand for tourist accommodation is growing and the proposed resort has been designed to meet these needs. The study area falls within the area covered by the Shoalhaven Development Control Plan 2014. Appropriate controls are outlined in this document and it is reasonable to expect that these controls were developed with due consideration to the coastal heritage of Huskisson, and the impact of any potential development within this area.

The proposal has been designed in line with the requirements of the DCP and has been designed to respect the heritage values of the adjacent heritage item. Screening vegetation to differentiate between the proposal and the heritage item is proposed along their shared boundary. Given that the proposal assists in maintaining Huskisson's reputation as a coastal holiday destination, it is considered that the proposed development would result in an acceptable level of impact to the heritage values of the adjacent items.

It is not considered that the proposal would impact on the significance of the heritage item known as Tapalla Point, due to the distance from the item and the nature of the significance for the site, being geological. There would be no physical impact to this item as part of the development. The proposal is separated both

visually and spatially from the Former Huskisson Anglican Church and site and is considered unlikely to impact on the heritage values of this item.

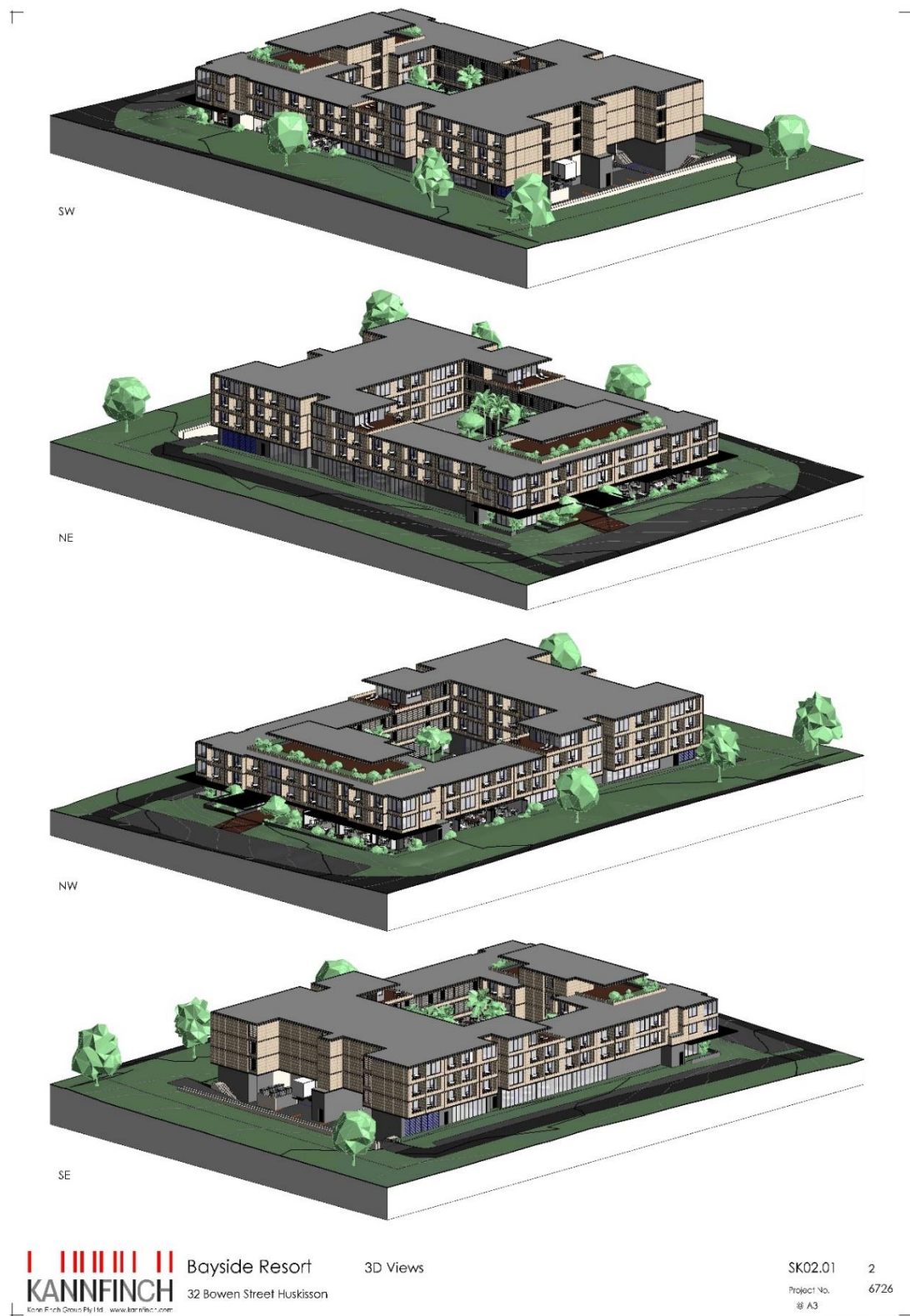


Figure 4: 3D views of proposed redevelopment within subject lot (Source: Kannfinch 2021)



6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 CONCLUSIONS

- The study area is not listed as an item of historical heritage.
- One heritage item of local significance is located to the immediate south of the subject lot, at 40 Hawke Street, with another located diagonally opposite the subject lot, on the corner of Hawke and Bowen Streets and comprising the former Huskisson Anglican Church and Site.
- One additional heritage item is located to the north east of the subject lot, known as Tapalla Point.
- No newly identified items of historical heritage were noted within the study area.
- No evidence of the original guest house was noted within the proposed impact area.
- It is proposed to demolish the existing motel within the subject lot and construct a three to four storey resort within the lot.
- The proposed development would not impact on Tapalla Point.
- The proposed development would not physically impact on either of the adjacent heritage items.
- The proposed development is considered to result in acceptable impact to the heritage item at 40 Hawke Street and is not considered to impact on the heritage values of the Former Anglican Church.

6.2 RECOMMENDATIONS

Any additional amendments to the proposal resulting in significant change to the form of the development should be assessed to ensure they do not alter the likely impact on the heritage values of the adjacent heritage listed items.

Should unanticipated archaeological material be encountered during site works, all work must cease and an archaeologist contacted to make an assessment of the find. Further archaeological assessment may be required prior to the recommencement of works. Any historical objects must be reported to Heritage NSW.



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