

# Statement of Heritage Impact



ARCHITECTS  
EDMISTON JONES

Statement of Heritage Impact for  
Proposed Residential Development

Date: November 2011

Reference: 10-0006

Address and property description:

Lot 8, DP 758530, 11 Fegen Street;  
Lot A, DP 390332, 15 Fegen Street; and  
Lot B, DP 390332, 17 Fegen Street  
Huskisson

Prepared By:  
Mark Jones of  
Architects Edmiston Jones

For:  
Boomerang Brikich

 **RECEIVED**

**16 NOV 2011**

**COUNTER SERVICES**

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## **1. INTRODUCTION**

Architects Edmiston Jones has been commissioned by Mr Tim Brikich. The commission covers the preparation of a report assessing the cottage at 7 Fegen Street, an item listed in the Shoalhaven Heritage Inventory (SHI N° 2390391). The report assesses the impact of proposed adjacent development to the south upon the heritage significance of the cottage.

### **1.1 Aims and Objectives**

The research and analysis of the history and built fabric is focused upon 7 Fegen Street and immediate surrounds. This provides a basis for identifying the potential impact of the proposed development upon the identified heritage item and historic context.

### **1.2 Methodology**

Research was followed by a site visit which has enabled assessment of the existing residence and the impact of the proposed development.

### **1.3 The Study Area**

The study area is limited to the immediate neighbourhood of the heritage item.

### **1.4 Authorship**

This report is limited to research undertaken by the authors and acknowledged references. In its final form it remains the work of Architects Edmiston Jones.

## **2. SITE ASSESSMENT**

### **2.1 Current Listing**

The neighbouring cottage, 7 Fegen Street, is listed in the Shoalhaven Heritage Inventory as an item of local significance.

It is noted that Council considered removing 7 Fegen Street from the list of heritage items in the Shoalhaven Local Environmental Plan.

Correspondence from Shoalhaven City Council (9 March 2011) responded to enquiries by Mr Meani and is attached as Appendix B. This letter refers to the cottage in Fegan Street advising Council's intention to remove the property from the Draft Heritage Amendments to the Shoalhaven Local Environmental Plan. The justification for removing the item was that Council considered that there was "sufficient and adequate representation of similar items retained within the draft plan". It is understood that the Fegen Street cottage was not removed from the Shoalhaven Local Environmental Plan due to an oversight.

### **2.2 The Context**

The property is in a street which has undergone significant change since the building was constructed in the early part of the last century. Appendix D includes photographs of the adjacent properties which are identified on the Site Analysis Plan. As shown, the street consists of a renovated two storey cottage at the southern end adjacent a three storey unit development under construction. The adjacent block to the north of the cottage is occupied by 1960's style holiday units and opposite there are cabins in the caravan park. The cottage is no longer in an historic context that adds to the heritage value of the property.

### **2.3 The Property**

The property itself appears to be reasonably intact and has had a sympathetic addition of a carport on the southern side of the building. The front gabled verandah has been partially enclosed. The residence is largely obscured from the street by substantial landscaping and in the context described above, does not have significance as part of a historic streetscape.

The property owners have received funding from Council to assist with the conservation works to their property and it appears that the residence is well maintained.



## 2.4 Historical Research

Historical research of the property has been limited to a physical inspection of the residence and its surrounds. The relevant items in the Shoalhaven Heritage Inventory have been reviewed.

Photographs record the exterior of the building in its current condition (Appendix D).

## 3. ASSESSMENT OF HERITAGE SIGNIFICANCE

### 3.1 Evaluation of Significance

The assessment of the nature of significance is made with regard to the four criteria identified by the Heritage Office in the document "Heritage Assessments (Appendix B)" which are nominated as historical; aesthetic; technical/research; and social. The heritage items degree of significance may be evaluated as being either representative or rare. The intactness, architectural authorship and whether the building demonstrates the culmination of a particular architectural style are also to be considered.

Reference has also been made to evaluation criteria prepared by the Department of Planning (DoP) for the State Heritage Inventory Project (SHIP) used to provide a rational basis for determining relative values of heritage items.

#### Historical Significance

*The historical significance is evaluated in relation to the "importance in the density or diversity of cultural features illustrating the human occupation and evolution of the locality, region or the state or importance in relation to a figure, event, phase or activity of historic influence in the locality, region or the State". (SHIP 1989, p35).*

The cottage is of local significance as it is an intact example of an interwar period holiday home. The context of the cottage has changed dramatically over many years and it can no longer appreciated adjacent buildings of similar character and scale.

#### Aesthetic Significance

*Aesthetic significance requires a place to demonstrate a high degree of creative or technical achievement for the time.*

Aesthetically, the cottage has been well maintained and contributes positively to the coastal character of Huskisson. As an architectural style, it is not unique as there are many other examples within the Shoalhaven City.

#### Technical / Research Significance

*The scientific significance resides with an item demonstrating "importance for its potential to yield information contributing to a wider understanding of the history of human occupation". (DoP 1989, p38)*

There is no evidence that the cottage has scientific significance which could yield technical information or the potential for research.

#### Social Significance

*The Social Significance requires a place to be held in high esteem by the community or by some significant and identifiable segment of that community (DoP 1989, p37). Moreover, this regard must transcend the normal regard felt by any community for its familiar surroundings.*

It is of interest that the cottage was possibly erected by Clarie Jarman, a well known Nowra builder, whose family used the dwelling as a holiday cottage. Beyond this, there is no evidence that the property was valued by the community and therefore has no particular social significance.

### 3.2 Summary Statement of Significance

The Statement of Significance for included in the Shoalhaven Heritage Inventory is as follows:

Nº 7

Large interwar period weekend or holiday home which adds considerably to the scale and form of the streetscapes of Huskisson. Local significance (Shoalhaven).



#### **4. PROPOSED DEVELOPMENT**

##### **4.1 Outline Description of Proposed Works**

The proposal is to construct a development consisting of residential units in a building of four levels above basement parking.

##### **4.2 Proposal Details**

Proposed Building	Gross Floor Area	N° of storeys	Demolition	Building Materials
46 units	5614m <sup>2</sup>	4	Existing residence	Face brickwork, timber cladding

##### **4.3 Design Approach**

The design approach with the proposed residential development is to create an articulated building form that steps back from the street frontage as well as the side boundaries.

A fundamental to the design is the provision of basement parking to prevent a predominance of garages at street level. The Fegen Street frontage has been modelled so that the individual units are separated by landscaped courtyards giving the appearance and rhythm of two storey terraces. The upper levels are setback from the front building line by a further 5m. The high degree of articulation, both in plan and elevation, reduces the visual bulk and scale creating a distinctive building complex.

#### **5. ASSESSMENT OF PROPOSED DEVELOPMENT**

##### **5.1 Assessment of Proposal**

###### **a) Siting**

The positioning of the units in the proposed development had been considered carefully to maximise solar access and facilitate cross flow ventilation. A major factor in the design was the relationship of the proposed development to the historic cottage at N° 7 Fegen Street. The development is setback from the common boundary with the cottage by 11m and separated from the cottage itself by 15m. To soften the transition between the proposed development and the cottage, a landscaped entry has been designed. This allows the southern elevation of the cottage to be viewed from Fegen Street.

###### **b) Massing Height and Scale**

The approach taken with the design to reduce the visual bulk and scale has been outlined above. The four storey component of the proposed development is setback from the common boundary with a two storey section positioned closer to the boundary on the western side of the site.

###### **c) Materials**

The palette of external materials is limited to face brickwork, rendered brickwork and timber cladding. The two storey sections of the development adjacent the site boundaries are in face brickwork to be compatible residential dwellings in the vicinity. Rendered masonry accentuates the individual units on the street frontage while timber cladding to the bulk of the building acts as a backdrop that is in character with the coastal location.

##### **5.2 Impact of the Works**

It is acknowledged that a major residential unit development on a consolidated site will have an initial visual impact as the township grows to meet the demand for permanent and tourist accommodation. In this particular context, the impact is exaggerated by the presence of the single storey cottage.

### 5.3 Mitigation Measures

The design of the proposed residential development has given due consideration to the context and, in particular, the adjacent historic cottage at 7 Fegen Street. As outlined above, the building complex has been positioned to maximise the separation with the cottage and proposes a landscaped buffer between the adjacent properties. The design of the new building is articulated in plan and elevation to provide a scale that sits comfortably in the evolving streetscape.

The level of impact is also diminished by the fact that the cottage is not unique and while it has a historic significance locally, it is not of such high heritage value that progressive development should be limited.

## 6. CONCLUSION

It is considered that the proposed development will not have any significant adverse impacts on the heritage value of the adjacent cottage at 7 Fegen Street. This conclusion is on the basis that the cottage has limited heritage value for the reasons outlined above and the design of the proposed development has taken reasonable measures to respect the scale and proximity of the cottage.



# APPENDIX A

Site Plan and Elevations of Proposed Development



site / ground floor  
PLAN

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

Proposed Residential Development  
For Tim Brikich

At Lot 8 DP 758530 sec 6 (No. 11), Lot A DP 390332 (No. 15), Lot B DP 390332 (No. 17), Huskisson.

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PROJECT #: 10-0006  
DWG DATE: September 2010  
DRAWN: DP  
CHECKED: GR  
SCALES: 1:200 @ A1

DA03 -

print / output.vwx

7/12/10



NOTES

- REFER TO DRAWING 10062/DC3 FOR CONCEPT STORMWATER DRAINAGE PLAN. PREPARED BY JONES NICHOLSON CONSULTING ENGINEERS.
- REFER TO DRAWING 1248-LD01 FOR LANDSCAPE CONCEPT PLAN. PREPARED BY OCHRE LANDSCAPE ARCHITECTS.

BASIX

- ALL WORK COMPLIES WITH THE BASIX CERTIFICATE PROVIDED AS PART OF THIS DOCUMENTATION

GROUND FLOOR

UNIT #	UNIT TYPE	BEDS	AREA
01	A1	2	97 sq.m
02	A3	2	97 sq.m
03	A4	2	101 sq.m
04	A1	2	97 sq.m
05	A3	2	97 sq.m
06	A4	2	101 sq.m
07	A2	2	97 sq.m
08	B8	3	125 sq.m
09	C1	3	137 sq.m
10	A10	2	89 sq.m
11	C3	3	137 sq.m
12	C2	3	128 sq.m
13	C1	3	137 sq.m
14	B3	3	124 sq.m
15	B1	3	131 sq.m

GROUND FLOOR TOTAL AREA 1695 sq.m

ROOM LEGEND

b1	BEDROOM ONE
b2	BEDROOM TWO
b3	BEDROOM THREE
bth	BATHROOM
din	DINING
ens	ENSUITE
ent	ENTRY
kit	KITCHEN
liv	LIVING AREA
wc	WATER CLOSET
wir	WALK-IN ROBE

LEGEND

FENCE	FENCE
104	WINDOW REFERENCE UNIT NUMBER
CPD	CUPBOARD
HP	HOTPLATE
HW	HOT WATER SYSTEM
HYD	EXISTING HYDRANT
LDY	LAUNDRY
LIN	LINEN
PTY	PANTRY
R	ROBE
REF	REFRIGERATOR
WM	EXISTING WATER METER

WINDOW SCHEDULE

ref.	size	function	amount
A	1800x1200	WINDOW	15 OFF
B	1800x2700	SLIDING DOOR	1 OFF
C	2700x2700	SLIDING DOOR	1 OFF
D	1800x2400	SLIDING DOOR	7 OFF
E	2700x2400	SLIDING DOOR	14 OFF
F	1800x1800	WINDOW	8 OFF
G	3600x2400	SLIDING DOOR	4 OFF
H	1500x1200	WINDOW	3 OFF
J	900x1800	WINDOW	1 OFF
K	2700x1800	WINDOW	2 OFF
Y	-	GLAZED WALL	2 OFF
Z	-	GLAZED WALL	2 OFF

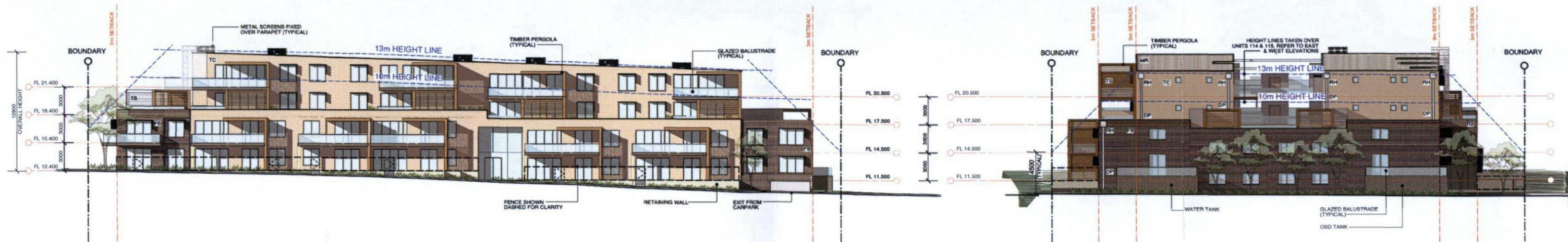
REV.	DESCRIPTION	DATE
-	FOR DA SUBMISSION	7/6/11





east (Fegen Street)

north



west (Kent Lane)  
ELEVATION

south

LEGEND		
FB	FACE BRICKWORK	
FGL	FINISHED GROUND LEVEL	
RB	RENDERED BRICKWORK	
TC	TIMBER CLADDING	
TS	TIMBER SCREENING	
MR	METAL ROOFING	
NGL	NATURAL GROUND LEVEL	

REV.	DESCRIPTION	DATE
-	FOR DA SUBMISSION	7/6/11

## Proposed Residential Development For Tim Brikich

At Lot 8 DP 758530 sec 6 (No. 11), Lot A DP 390332 (No. 15), Lot B DP 390332 (No. 17), Huskisson.

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DWG DATE: September 2010  
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DA08 -



## APPENDIX B

Shoalhaven City Council letter to Wayne Meani (9 March 2011)





City Administrative Centre  
Bridge Road, Nowra NSW Australia 2541  
Phone: (02) 4429 3111 • Fax: (02) 4422 1816 • DX 5323 Nowra  
Address all correspondence to  
The General Manager, PO Box 42, Nowra NSW Australia 2541

COUNCIL REFERENCE: 20891E (D11/51503)  
CONTACT PERSON: John Flett

9 March 2011

Wayne Meani  
330 Mulhollands Road  
THIRLMERE NSW 2572

Dear Mr Meani

**Shoalhaven Local Environmental Plan Heritage Amendments**

I refer to your recent correspondence querying heritage properties removed within Huskisson. The draft heritage items that Council resolved to remove from the Draft Heritage Amendments to the Shoalhaven Local Environmental Plan are:

- Huskisson
  - Ayres Holiday Cottage (former)
  - Weatherboard Workers Cottage (Bowen Street)
  - Federation Weatherboard Residence and Bakery (Currambene Street)
  - Inter War Holiday Cottages and Trees (Fegan Street)
  - Weatherboard and Fibro Boat Builders Cottage (Field Street)
  - Holy Trinity Anglican Church Group, including the Church Hall and Burial Site (Hawke Street)
  - Victorian Georgian Weatherboard Cottage (Hawke Street)
  - Post War Holiday Fibro Flats (Keppel Street)
  - Burnside Presbyterian Holiday House (Murdoch Street)
  - Victorian Weatherboard Residence (Park Street)
- Nowra
  - Gas Works
- Ulladulla
  - Harbour Break Walls
- Yatte Yattah
  - Convict cutting, Princes Highway
- Bomaderry
  - Bomaderry Creek Gorge



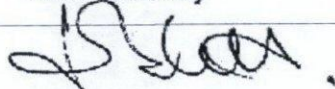
- Broughton
  - Sedgeforth Farmhouse and Trees
- Swanhaven
  - The Spring Cottages

The justification for removing these items was that Council considered that there was sufficient and adequate representation of similar items retained within the draft plan and that Section 79c provisions would also require assessment of character, streetscapes, etc, should any future development application be lodged.

In respect to your enquiry relating to funding under the Shoalhaven Local Heritage Assistance Fund, I can advise that the owners of 7 Fegan Street received an amount of \$400 from Council in 2000, to assist with conservation works to their property. This property has been identified as having significance in the Shoalhaven Heritage Study.

If you need further information about this matter, please contact John Flett, Strategic Planning & Infrastructure Group on (02) 4429 3485. Please quote Council's reference 20891E.

Yours faithfully



John Flett  
Senior Strategic Planner - Urban Design



# APPENDIX C

Excerpts from Shoalhaven Heritage Inventory

SHI Reference	Address	Name
• 2390391	7 Fegen Street, Huskisson	Interwar Holiday Cottage



# Shoalhaven Heritage Inventory

State Heritage Register

SHI Number

2390391

Study Number

JB022

Item Name: **Interwar Holiday Cottage**

Location: **7 Fegen Street, Huskisson [Shoalhaven]**

Address: 7 Fegen Street

DUAP Region: Illawarra & Macarthur

Suburb / Nearest Town: Huskisson 2540

Historic region: Illawarra

Local Govt Area: Shoalhaven

Parish: CURRAMBENE

State: NSW

County: ST. VINCENT

Other/Former Names:

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary:

Item Type: Built

Group: Transient Accommod Category: Other - Transient Acco

Owner: Private - Individual

Admin Codes: JB022

Code 2: 33218

Code 3: Y

Current Use:

Former Uses:

Assessed Significance: **Local**

Endorsed Significance:

Statement of Significance: Large Interwar period weekend or holiday home which adds considerably to the scale and form of the streetscapes of Huskisson. Local significance (Shoalhaven).

Historical Notes or Provenance: This cottage most probably was erected by Claris (Clarie) Jarman, a local builder, of 34 Bridge Road, Nowra, the Jarman name being written on framing timbers exposed during restoration. The address then being Burrill Street, Huskisson and the cottage was used by the family as a holiday cottage.

Themes: National Theme

State Theme

Local Theme

4. Settlement

Accommodation (Housing) (none)

Designer:

Maker / Builder:

Year Started:

Year Completed:

Circa: No

Physical Description: Interwar weatherboard and fibre cement house. Low, gabled, galvanised iron roof with intersecting gables. Open verandah space included under main roof with enclosing balustrade and glazed screens. Open eaves. Mature landscape setting with picket fence.

State Heritage Register

Full Report with Images

Date: 04/02/2011

Page 1

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# Shoalhaven Heritage Inventory

State Heritage Register

SHI Number

2390391

Study Number

JB022

Item Name: **Interwar Holiday Cottage**

Location: **7 Fegen Street, Huskisson [Shoalhaven]**

Physical Condition:

Modification Dates:

Recommended  
Management:

Management:

Further Comments: Historical Period: 1926-1950

Criteria a)

Criteria b)

Criteria c)

Criteria d)

Criteria e)

Criteria f)

Criteria g) This item is assessed as aesthetically representative locally. This item is assessed as historically representative locally. This item is assessed as socially representative locally.

Integrity / Intactness:

References:	Author	Title	Year
	Andrew & J Gibbes	Rate & Valuation Registers	

Studies:	Author	Title	Number	Year
			JB022	

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
----------	-------------	-----------	---------	-----------	-------------

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name: Huskisson 9027-4-N

Map Scale:

AMG Zone: Huskisson 9027-4-N

Easting:

Northing:

Listings:	Name:	Title:	Number:	Date:
	Within a National Trust conservation area			

Related Items: Jervis Bay Landscape Conservation Area

Listing Comments:

State Heritage Register

Full Report with Images

Date: 04/02/2011

Page 2

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# Shoalhaven Heritage Inventory

State Heritage Register

SHI Number

2390391

Study Number

JB022

Item Name: **Interwar Holiday Cottage**

Location: **7 Fegen Street, Huskisson [Shoalhaven]**

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry:

Date First Entered: 16/06/1999

Date Updated: 27/04/2001

Status: Partial

State Heritage Register

Full Report with Images

Date: 04/02/2011

Page 3

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# Shoalhaven Heritage Inventory

State Heritage Register

SHI Number

2390391

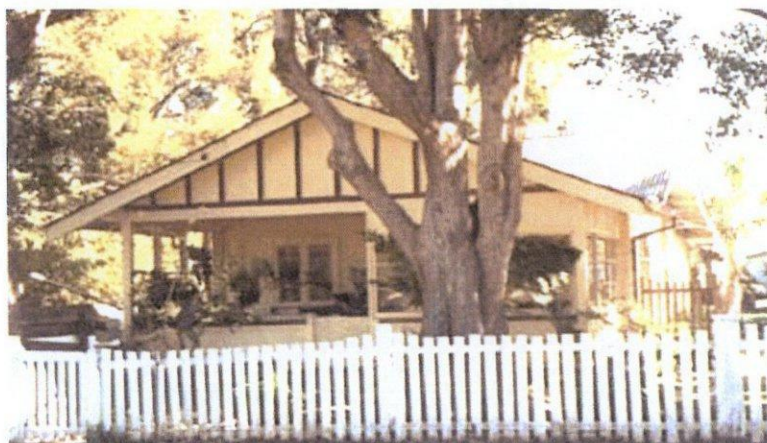
Study Number

JB022

Item Name: **Interwar Holiday Cottage**

Location: **7 Fegen Street, Huskisson [Shoalhaven]**

Image:



Caption: Interwar Holiday Cottage

Copyright:

Image by:

Image Date:

Image Number: Roll: 34 Negative Number: 22

Image Path:

Image File: 2390391.jpg

Thumb Nail Path:

Thumb Nail File: t\_2390391.jpg

State Heritage Register

Full Report with Images

Date: 04/02/2011

Page 4

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# APPENDIX D

Site Analysis Plan and Street Photographs









A



B





C



D





E



F



# APPENDIX E

Brief History of 7 Fegen Street Cottage



INTER WAR WEATHERBOARD COTTAGE  
7 - 9 FEEN STREET  
HUSKISSON NSW

Lot 9 Section 6 Parish of Currumbene

**Brief Historical Background**

Huskisson and South Huskisson both owed their existence in the 1840s to coastal shipping visiting Jervis Bay and to publicity surrounding The Wool Road in 1841. Settlement had begun up Currumbene Creek in the 1830s and South Huskisson was laid out by Sir Edward Deas Thomson as a private town in 1839 with 100 allotments, Huskisson as a government town in 1840. South Huskisson developed first, with a post office from 1843 to 1851. It was the terminus for The Wool Road from Nerriga and Braidwood in the 1840s and the auctioneer in 1841 advertised South Huskisson as sure to be the port from which the 'vast produce' of the Southern Highlands, Goulburn, Yass and Murrumbidgee would be shipped 'direct to England and elsewhere', with a comparable volume of imports. But South Huskisson declined to the point of abandonment by 1853, not recovering for a century.<sup>1</sup>

Huskisson, on the other hand, was slow to start but, with its strategic position on the Currumbene estuary, developed strongly in the 1860s and beyond. It became a ship-building centre under George Dent and others in the 1860s, and its wharf became the terminal for The Wool Road and other traffic. Its population justified a half-time school in 1871, a full-time school in 1881. Tourism grew and the first hotel was opened by the Dent family in 1893.

**Cottage History**

This weatherboard holiday cottage was built prior to 1917.

This cottage originally known as 9 Burrill Street, Huskisson was built adjacent to the Woodhill residence. The northern part of Burrill Street was renamed Feen Street c. 1992.<sup>2</sup>

**Clarrie Jarman**

Alfred Claris 'Clarrie' Jarman was born at Foxground in 1892, his parents being Adam Jarman and his wife Emmaline. Adam Jarman was a factory manager at Bangalala prior to moving to Nowra around 1907 to take up the position of butter maker with the Nowra Dairy Company situated at the northern end of Bridge Road.<sup>3</sup>

Adam and Emmaline lived in a weatherboard farm cottage off Bridge Road with their six children; three sons and three daughters.

Clarrie took up carpentry as a trade at a very early age and became well known in the district for his pride in workmanship.

<sup>1</sup> Clark Alan, *Villages of Shoalhaven*, Shoalhaven Tourism Board, Nowra, n.d. Shoalhaven Heritage Study Thematic History by I. Jack, Shoalhaven City Council, January 1998, p. 20

<sup>2</sup> Adopted 17<sup>th</sup> March 1992

<sup>3</sup> Electoral Rolls



Clarrie married Caroline Effie Gyde, the daughter of the local blacksmith, Sam Gyde and his wife May, at North Sydney around 1915.<sup>4</sup> Effie had been born in Nowra in 1890<sup>5</sup> and was a dressmaker living with her parents in Kinghome Street before her marriage.<sup>6</sup>

Clarrie Jarman built the brick cottage on land adjacent to his parent's property (34 Bridge Road). It is not known at this stage who drew up the plans for the cottage but it is most likely to have been designed by Clarrie himself.

Clarrie and Effie moved into their new home after their marriage and the following years brought three children all born at home; Kathleen Joyce in 1916 followed by Betty Jean in 1918 and seven years later, Kenneth Claris was born.<sup>7</sup>

Clarrie died at the early age of 58 years on the 7<sup>th</sup> January 1951.<sup>8</sup> He had seen his children marry: Joyce and Betty married Rankin brothers and his son Ken followed his father's trade and became a builder until his untimely death in 1976 at the young age of 49 years. Effie continued to live at her Bridge Road home until her death on 17<sup>th</sup> August 1983 at the age of 91 years.<sup>9</sup>

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<sup>4</sup> BDM Indexes

<sup>5</sup> BDM Indexes

<sup>6</sup> Electoral Rolls - Subdivision of Nowra

<sup>7</sup> Interview with Betty Rankin, 19 Osborne Street, Nowra. (daughter of Clarrie and Effie Jarman) by Robyn Florance

<sup>8</sup> Obituary C.A. Jarman - *Nowra News* 23 November 1951

<sup>9</sup> Obituary Caroline Jarman - *Shoalhaven & Nowra News* 24<sup>th</sup> August 1983