

# HERITAGE IMPACT STATEMENT



## *Development Application*

Nos 174-178 Lang Street, Kurri Kurri

September 2023 | J5954

**Weir  
Phillips**  
**Heritage  
and Planning**

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**Cover Image:**      Photograph of Nos. 174-178 Lang Street, Kurri Kurri, October 2022  
Weir Phillips Heritage and Planning

*We acknowledge that the land on which we live, learn and work as the traditional country of the Gadigal people of the Eora Nation. We acknowledge these traditional owners of this land and acknowledge their living cultures and the unique roles they have played in maintaining life, language, and culture in this region. We pay respect to their Elders past, present and emerging and all Aboriginal people.*

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## 1 INTRODUCTION

### 1.1 Preamble

This updated Heritage Impact Statement (HIS) has been prepared in conjunction with a Development Application for demolition of existing structures and site works; part road closure, relocation and extension of existing laneway road; construction of a new commercial building with one specialty shop and new Woolworth supermarket store including car parking, 'Direct to Boot' bays, signage, loading facilities and landscaping, at Nos. 174-178 Lang Street, Kurri Kurri, New South Wales.

The site is located within the Cessnock City Council area. The principal environmental planning instrument for the site is the *Cessnock Local Environmental Plan 2011 (LEP 2011)*. The site is not listed as a heritage item or located in a Conservation Area as identified by Schedule 5, Parts 1 and 2 of the *LEP 2011*. It is in the vicinity of heritage items identified by this Plan.

Under Part 5.10 of the *LEP 2011*:

*(4) Effect of proposed development on heritage significance*

*The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).*

*(5) Heritage assessment*

*The consent authority may, before granting consent to any development:*

*(a) on land on which a heritage item is located, or*

*(b) on land that is within a heritage conservation area, or*

*(c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*

The appropriate heritage management document in this instance is a Heritage Impact Statement (HIS).

This statement has been prepared at the request of the owner of the site and accompanies plans prepared by Rothelowman.

### 1.2 Authorship and Acknowledgements

This HIS was prepared by Elliot Nolan, B.A. (Anc.Hist.Hons), M. Mus.Herit.Stud., Grad.Dip.Herit.Cons., and James Phillips, B.Sc. (Arch.), B.Arch., M.Herit.Cons. (Hons), of Weir Phillips Heritage and Planning.

### 1.3 Limitations

No heritage assessment has been carried out for the site, which is not subject to any statutory heritage listings.

This assessment has been prepared with reference to the *NSW Heritage Manual* update *Statements of Heritage Impact* (2002) and with reference to the Council planning controls listed under Section 1.6.

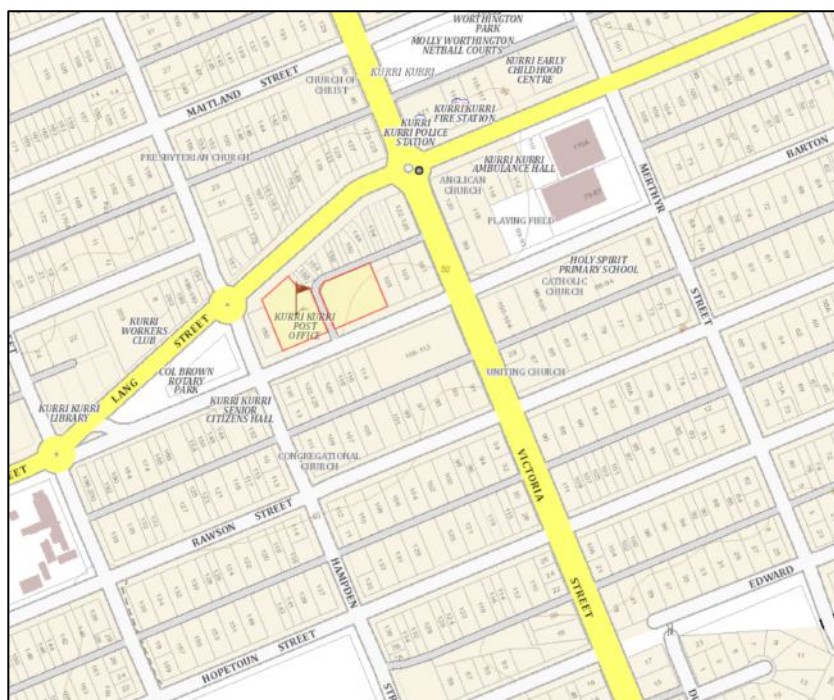
A site visit was carried out in October 2022. Unless otherwise stated, all photographs of the site were taken by the authors at this time.

### 1.6.2 Heritage Listing Sheets

- 'Chelmsford Hotel', Heritage NSW State Heritage Inventory ID No. 1340137.
- 'Commonwealth Bank (former)', Heritage NSW State Heritage Inventory ID No. 1340571.
- 'Kurri Kurri Band Rotunda', Heritage NSW State Heritage Inventory ID No. 1340565.
- 'Kurri Kurri Hotel', Heritage NSW State Heritage Inventory ID No. 1340138.
- 'Masonic Hall', Heritage NSW State Heritage Inventory ID No. 1340564.
- 'Rotary Park Miners Memorial', Heritage NSW State Heritage Inventory ID No. 1340483.

- *Cessnock Development Control Plan 2010.*
- *Cessnock Local Environmental Plan 2011.*

Nos. 174-178 Lang Street, Kurri Kurri is located on the south side of Lang Street and has rear access to Barton Street (Figure 1). The site is identified as Lot 136, D.P. 869710.



**Figure 1: Site location.** The subject site is outlined in red.  
SIX Maps, 2023



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## 2 SITE OF THE PROPOSED WORKS

For the following, refer to Figure 2, an aerial photograph over the site, and to the survey that accompanies this application.



**Figure 2: Aerial photograph of Nos 174-178 Lang Street. The subject site is outlined in red.**  
SIX Maps, 2023

For the purposes of the following description, Lang Street is designated as the northern boundary.

The site comprises an irregular allotment split into two components by a Council laneway and has frontage to Lang Street and Barton Street. The total site area is 6,168m<sup>2</sup>. The eastern component of the site is an on-grade car park and has a single-storey 20<sup>th</sup> century period dwelling on the southeast corner. The car park is accessed via a laneway off Victoria Street, which along the northern side, or via Barton Street. Vegetation on the site comprises a few established trees, mainly on the eastern boundary of the car park.

The western component of the site is currently occupied by a late 20<sup>th</sup> century period two-storey retail development containing a supermarket and supporting specialty retail. Due to the fall of the land to the south, the building presents as single-storey to Lang Street and two-storeys to Barton Street. The building is constructed of painted brick and has a metal clad roof concealed by a simple parapet. Both northern and southern elevations have verandahs with separate metal roofs supported by masonry columns. Window and door openings to the building are metal-framed with large areas of glazing, particularly on the ground-floor.

Refer to Figures 3 to 6 which illustrate the site.



**Figure 3: Front elevation as it presents to Lang Street.**



**Figure 4: Southern elevation as it presents to Barton Street showing parapet roof form.**



**Figure 5: Eastern elevation as viewed from the adjoining car park.**



**Figure 6: Car park, looking towards Barton Street.**



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### 3 SIGNIFICANCE

#### 3.1 Summary of Statutory Heritage Listings for the Site

Nos. 174-178 Lang Street, Kurri Kurri:

- Is not listed as a heritage item by Schedule 5, Part 1 of the *Cessnock LEP 2011*.
- Is not located within a Heritage Conservation Area defined by Schedule 5, Part 2 of the *Cessnock LEP 2011*.
- Is not listed on the State Heritage Register under the *NSW Heritage Act 1977*.

#### 3.2 Heritage Items Within the Vicinity of the Site

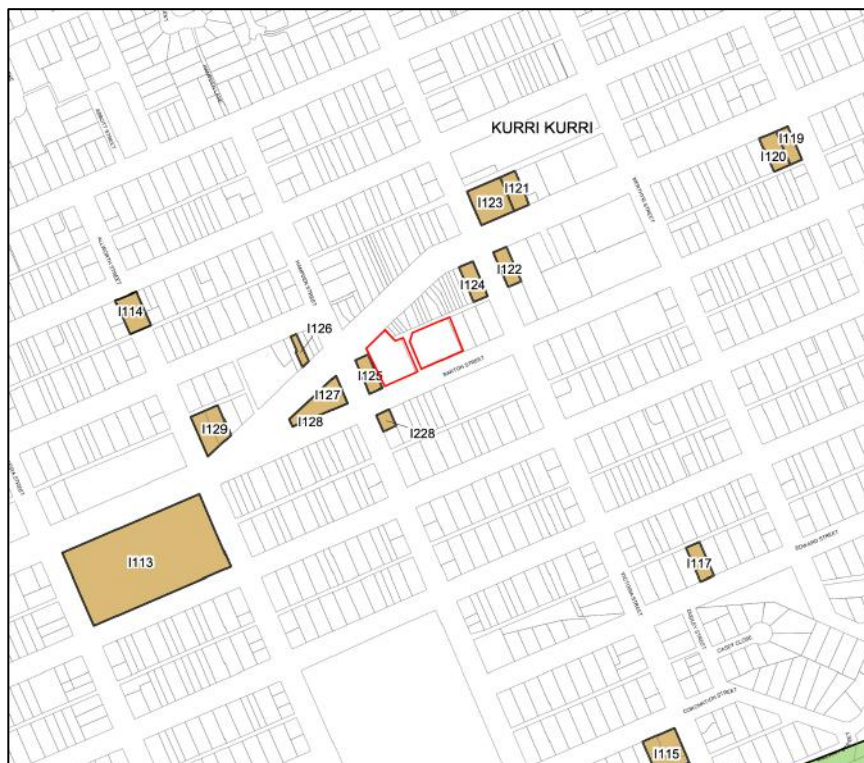
For the following, in the vicinity has been determined with reference to physical separation, existing and potential view corridors and the nature of the proposed new works.

##### 3.2.1 *NSW Heritage Act 1977*

There are no items listed on the State Heritage Register under the *NSW Heritage Act 1977* within the vicinity of the subject site.


##### 3.2.2 *Cessnock LEP 2011*

For the following, refer to Figure 7, which provides a detail of the *Cessnock LEP 2011* heritage map. In this plan, heritage items are coloured brown and numbered. The site is outlined in red.



**Figure 7: Detail, heritage map showing heritage items in relation to the subject site.**  
*Cessnock LEP 2011*

There are six heritage items within the vicinity of the site as defined by Schedule 5 Parts 1 and 2 of the *Cessnock LEP 2011*:


Listing	Description	Significance
<p>'Kurri Kurri Hotel', No. 180 Lang Street, Kurri Kurri</p> <p>Listed on the <i>LEP 2011</i>, Item No. I125.</p>	<p>This item is located adjacent to the west of the site. It is identified as 'I125' in Figure 7 above.</p> <p>It comprises a three-storey Federation period hotel building. The building occupies a large corner site and is oriented to the southwest with frontage to Lang Street and Hampden Street, which are the principal view corridors towards it.</p> <p>The item can be seen from the site and is visible in conjunction with it.</p> <p>Its immediate setting is characterised by late 20<sup>th</sup> century period commercial infill, which is typically single-storey.</p> 	<p>The State Heritage Inventory provides the following Statement of Significance for this item:</p> <p><i>Turn of the century hotel of unusual character and exceptional quality with well preserved joinery and ironwork. Strongest element in a generally undistinguished townscape and a major landmark in the district. A relatively intact building, of unusual character and exceptional quality with well preserved joinery and ironwork. One of a group of intact pubs which distinguish the towns in the City of Cessnock, and which are closely associated with the development of those towns and their economy, particularly mining. A prominent building in a fairly low scale townscape, and a major landmark in the surrounding district.<sup>1</sup></i></p>
<p>'Chelmsford Hotel', No. 122 Lang Street, Kurri Kurri</p> <p>Listed on the <i>LEP 2011</i>, Item No. I124.</p>	<p>This item is located to the northeast of the site and is separated from it by a distance of at least 50m. It is identified as 'I124' in Figure 7 above.</p> <p>It comprises a three-storey Federation period hotel building. The building occupies a larger corner site and is oriented to the northeast with frontage to Lang Street and Victoria Street, which are the principal view corridors towards it.</p>	<p>The State Heritage Inventory provides the following Statement of Significance for this item:</p> <p><i>The building has historic significance as a reminder of the miners who would stay away from home during the working week before widespread motor car ownership. It is of great importance to the townscape, being located on a main intersection in the commercial centre of</i></p>

<sup>1</sup> 'Kurri Kurri Hotel', Heritage NSW State Heritage Inventory ID No. 1340138.

	<p>The item has limited visibility from the site and is partly concealed from view by vegetation and intervening buildings.</p> <p>Its immediate setting is characterised by late 20<sup>th</sup> century period commercial infill, which is typically single-storey.</p> 	<p><i>Kurri Kurri. A fairly intact building, one of a group of intact pubs which distinguish the towns in the City of Cessnock, and which are closely associated with the development of those towns and their economy, particularly mining. A landmark building located on the prominent ridge and at the main intersection in the commercial centre of Kurri Kurri.<sup>2</sup></i></p>
<p>'Commonwealth Bank (former)', No. 199 Lang Street, Kurri Kurri</p> <p>Listed on the LEP 2011, Item No. 1126.</p>	<p>This item is located to the northwest of the site and is separated from it by a distance of at least 75m. It is identified as '1126' in Figure 7 above.</p> <p>It comprises a single-storey Federation period commercial building. The building is oriented to Lang Street which is the principal view corridor towards it. The item is visible from the site and vice versa.</p> <p>Its immediate setting is characterised by late 20<sup>th</sup> century period commercial infill, which is typically single-storey. The three-storey 'Kurri Kurri Hotel' is visible from the item.</p> 	<p>The State Heritage Inventory provides the following Statement of Significance for this item:</p> <p><i>A fine example of a small but substantial local bank and evidence of the wealth generated by mining in and around Kurri Kurri particularly in the 1910s.<sup>3</sup></i></p>
<p>'Kurri Kurri Band Rotunda', Lang Street, Kurri Kurri</p>	<p>This item is located to the west of the site and is separated from it by a distance of at least 110m. It is identified as '1127' in Figure 7 above.</p>	<p>The State Heritage Inventory provides the following Statement of Significance for this item:</p>

<sup>2</sup> 'Chelmsford Hotel', Heritage NSW State Heritage Inventory ID No. 1340137.



<sup>3</sup> 'Commonwealth Bank (former)', Heritage NSW State Heritage Inventory ID No. 1340571.

<p>Listed on the <i>LEP 2011</i>, Item No. I127.</p>	<p>It comprises a 20<sup>th</sup> century period octagonal band rotunda. It is located within the Col Brown Rotary Park and is set back from the street.</p> <p>The item has limited visibility from the site due to its small scale and separation distance.</p> <p>Its immediate setting is characterised by the park which has several memorial and landscape elements. Its wider setting is defined by the adjoining streets which have predominantly single-storey 20<sup>th</sup> century period commercial infill. The three-storey 'Kurri Kurri Hotel' is visible from the item.</p> 	<p><i>Of significance to the community of Kurri Kurri, commemorating its service to King and Country. Of particular significance to the community in light of the unrest which marked life on the coalfields after the end of the First World War.<sup>4</sup></i></p>
<p>'Rotary Park Miners Memorial', Lang Street, Kurri Kurri</p> <p>Listed on the <i>LEP 2011</i>, Item No. I128.</p>	<p>This item is located to the west of the site and is separated from it by a distance of at least 110m. It is identified as 'I128' in Figure 7 above.</p> <p>It comprises a late 20<sup>th</sup> century period brick wall containing brass plaques. It is located within the Col Brown Rotary Park and is set back from the street.</p> <p>The item has limited visibility from the site due to its small scale and separation distance.</p> <p>Its immediate setting is characterised by the park which has several memorial and landscape elements. Its wider setting is defined by the adjoining streets which have predominantly single-storey 20<sup>th</sup> century period commercial infill.</p>	<p>The State Heritage Inventory provides the following Statement of Significance for this item:</p> <p><i>A place held in high esteem by the community as commemorating its origins in the discovery and mining of coal.<sup>5</sup></i></p>

<sup>4</sup> 'Kurri Kurri Band Rotunda', Heritage NSW State Heritage Inventory ID No. 1340565.

<sup>5</sup> 'Rotary Park Miners Memorial', Heritage NSW State Heritage Inventory ID No. 1340483.



	<p>The three-storey 'Kurri Kurri Hotel' is visible from the item.</p> 	
<p>'Masonic Hall', No. 130 Barton Street, Kurri Kurri</p> <p>Listed on the <i>LEP 2011</i>, Item No. I228.</p>	<p>This item is located to the southwest of the site and is separated from it by a distance of at least 35m. It is identified as 'I228' in Figure 7 above.</p> <p>It comprises a single-storey Federation period hall. The building is oriented to Barton Street which is the principal view corridor towards it. The item is visible from the site and vice versa.</p> <p>Its immediate setting is characterised by late 20<sup>th</sup> century period commercial infill, which is typically single-storey. The three-storey 'Kurri Kurri Hotel' is visible from the item.</p> 	<p>The State Heritage Inventory provides the following Statement of Significance for this item:</p> <p><i>The Masonic Hall a well-constructed brick building, demonstrates strong associations to past religious and social philosophies and practices. Those practices reflected the co-operative and non-conformist societies that contributed to the development of Kurri Kurri as a community. The hall is aesthetically appealing with a symmetrical facade that includes a Dutch gable and simple architectural detail on doors and windows. The Masonic Hall, together with the hotel, co-op store, school and fire station, form part of the distinctive character of Kurri Kurri and its streetscape.</i></p> <p><i>In association with the Hotel, Co-op store, school and fire station, the Masonic temple is one of the buildings which form part of the distinctive character of the mining towns. It is evidence of the community co-operative and non-conformist spirit of the area founded in the coal mining era. It is a</i></p>

		<i>prominent building in the centre of the township.<sup>6</sup></i>
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#### 4 VIEW CORRIDORS

The principal view corridor towards the site is from directly outside on either Lang Street or Barton Street, where the two principal (northern and southern) elevations are highly visible. The site remains highly visible on approach from the west and east on Lang Street and Barton Street, as it is built to the street boundary. Refer to Figures 8 to 10 which illustrate view corridors towards the site.



**Figure 8: Looking towards the site on approach from the west on Lang Street.**



**Figure 9: Looking towards the site on approach from the east on Lang Street.**

<sup>6</sup> 'Masonic Hall', Heritage NSW State Heritage Inventory ID. 1340564.



**Figure 10: Looking towards the site on approach from the east on Barton Street.**

## 5 THE PROPOSAL

The following should be read in conjunction with the plans prepared by Rothelowman that accompany this application:

- Demolition of all existing structures, excluding Building 1 fronting Lang Street which will be retained and refurbished for use as a 200sqm specialty shop.
- Site preparation and bulk earthworks.
- Closure of unnamed laneway/road between Lot 136, D.P. 869710 to Barton Street with associated civil works.
- Extension of existing laneway/road (same overall width including carriageway and pedestrian footpath) within Lot 136, D.P. 869710 to the west and into Barton Street.
- Repositioning/re-line marking of 25 street car parking to Barton Street frontage.
- Construction of new commercial building (Building 2) fronting Barton Street.
  - Building 2 including:
    - i. Lower level from Barton Street car parking for 120 spaces (inclusive of disabled parking spaces), xx motorcycle spaces, xx bike rails, 100 sqm specialty shop, travelator, trolley bays, lift, 6 x 'Direct to Boot' bays and storage, trolley storage, substation, loading docks and associated facilities.
    - ii. Ground floor level from Lang Street/extended unnamed laneway including 32 car parking, xx motorcycle spaces, xx bike rails, trolley bays, access to lift Barton Street and travelator, 350sqm specialty shop and 3,399sqm Woolworths supermarket store 409sqm mezzanine and plant deck.
  - Signage.
  - Landscaping.

## 6 EFFECT OF WORK

### 6.1 Methods of Assessment

The following is a merit-based assessment. It does not consider compliance or otherwise with Council's numerical controls except where non-compliance would result in a heritage impact. Refer to the Statement of Environmental Effects that accompanies this application. The following assessment is made with an understanding of the objectives and controls provided by the *Cessnock LEP 2011* and the *Cessnock DCP 2010*.

## 6.2 Response to Council Request for Further Information

The following responds to the heritage advice received from Cessnock City Council on 17 May 2023 following submission of DA 8/2023/64/1.

Council	Response
<i>Careful consideration will be required to the treatment of the public domain in terms of pavement design, pedestrian connectivity, street furniture, lighting, plantings, etc to provide a unified approach and ensure that the space immediately adjoining the heritage item.</i>	<p>The amended proposal has carefully considered the treatment of the public domain in the area surrounding the subject site and heritage item. This has been achieved in the following ways:</p> <ul style="list-style-type: none"><li>• The new paving will be brick which references the heritage item and is also consistent with existing street paving.</li><li>• The inclusion of footpaths and zebra crossings will allow for pedestrian connectivity.</li><li>• Significant new landscaping is proposed in the form of planter boxes and beds which will contain trees and plantings of native and non-native species.</li></ul>
<i>The site plan shows public domain works in Lang Street and wrapping around to Hampden Street, immediately adjacent to the heritage item. Please confirm if these works are proposed as part of this application.</i>	<p>These public domain works are included as part of the application. They will improve the streetscape amenity in the vicinity of the heritage item.</p>
<i>Drawing DA23 indicates that a 1800mm high boundary fence will be installed along the shared boundary to the Kurri Kurri Hotel, however this is shown in sectional view only and does not appear in elevation or site plans. Please submit amended elevation plan with clear details of the boundary fencing included the length, overall height, style and materiality.</i>	<p>The proposed boundary fence is a timber paling fence on a low concrete retaining wall. As shown by DA23, the fence will be 1,800mm in height.</p>
<i>As the fencing will appear in the visual backdrop to the adjoining heritage item, it is important that the fencing is sympathetic to the character of the hotel. It is recommended that timber paling or steel palisade fence is considered, and should be considered in conjunction with the owner of the heritage item.</i>	<p>The amended proposal now includes a timber paling fence on a concrete block retaining wall. This has been considered following consultation with the owner of the heritage item who is supportive of it.</p>

## 6.3 Effect of Work on Adjacent Heritage Item

**‘Kurri Kurri Hotel’, No. 180 Lang Street, Kurri Kurri**



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This item is located adjacent to the west of the site.

The proposed works will have a minimal and acceptable impact on this item for the following reasons:

- The existing retail shopping centre was constructed well after the item and does not contribute to its setting or significance. Its removal, excluding the existing retail building to Lang Street, will have no impact on the item.
- There will be no impact on significant view corridors towards the item, which are obtained from directly outside on Lang, Barton and Hampden Streets. The item will continue to remain visually prominent within these view corridors; views on approach from Lang and Hampden Streets may be improved as a result of the proposed setback between the item and built form, which does not currently exist.
- The proposed works will be highly visible from the item and will form part of its immediate setting. This will have an acceptable impact for the following reasons:
- The retained Building 1, on the north side of the site and oriented to Lang Street, will be refurbished with new shopfronts and a new awning to allow for specialty retail. This will maintain the form and rhythm of the streetscape in the setting of the heritage item.
- The proposed Building 2, comprising a retail shopping centre, will be located on the east side of the site, oriented to Barton Street and two-storeys, which is consistent with the existing development on the site and will ensure it is visually subordinate to the three-storey form of the item.
- Building 2 will have well-articulated elevations of a coordinated and contemporary aesthetic that is recessive to the more detailed and decorative architectural style of the heritage item and will sit comfortably within the wider setting of the item. The separation of the built forms and careful modulation of the facade successfully reduces the bulk and scale of the proposal.
- The building will use high-quality materials including brick and textured wall cladding in a neutral colour scheme which will sit comfortably in the streetscape and ensure that the item remains visually prominent.
- Building 2 will be separated from the item by a generous setback of at least 7.8m<sup>2</sup>, noting there is currently no setback. The closest element to the item will be an above-ground surface car park with landscaping on the perimeter. The main built structure of the development will be set well into the site away from the item.
- New landscaping includes brick paving, trees and planter boxes within an arbour structure which will soften the interface between the proposed development and the heritage item. This will also enhance the overall setting of the item.
- New car parking will be internal and located within the footprint of the retail shopping centre and will have no visibility from the item. Vehicular access will be via Barton Street and sufficiently separated from the item for there to be no physical impact on the footings of the building.
- The proposed works will, overall, remove an existing building of little aesthetic value and replace it with a new development that is well-designed, appropriate to its built context, and will sit comfortably in the setting of the heritage item. There will be no impact on the ability of the public to understand and appreciate the heritage values of the item.

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#### 6.4 Effect of Work on Heritage Items Within the Vicinity

##### **'Chelmsford Hotel', No. 122 Lang Street, Kurri Kurri**

This item is located to the northeast of the site.

The proposed works will have a minimal and acceptable impact on this item for the following reasons:

- There will be no impact on the fabric of this item, which is sufficiently separated from the site by a distance of at least 50m.
- There will be no impact on significant view corridors towards this item, which are obtained from directly outside on Lang or Victoria Streets. The site is located to the west, well outside these view corridors.
- The proposed works will be highly visible from the item and will form part of its wider setting. This will have a minimal and acceptable impact because the proposal replaces existing infill with new buildings that are well-designed with highly articulated elevations that break up the massing and are of an appropriate scale in the streetscape.
- The proposed works will, overall, have no impact on the ability of the public to understand and appreciate the historic and aesthetic significance of this item.

##### **'Commonwealth Bank (former)', No. 199 Lang Street, Kurri Kurri**

This item is located to the northwest of the site.

The proposed works will have a minimal and acceptable impact on this item for the following reasons:

- There will be no impact on the fabric of this item, which is sufficiently separated from the site by a distance of at least 75m.
- There will be no impact on significant view corridors towards this item, which are obtained from directly outside on Lang Street. The proposed works are located to the southeast, well outside these view corridors.
- The proposed works will be highly visible from the item and will form part of its wider setting. This will have a minimal and acceptable impact because the proposal replaces existing infill with new buildings that are well-designed with highly articulated elevations that break up the massing and are of an appropriate scale in the streetscape.
- The proposed works will, overall, have no impact on the ability of the public to understand and appreciate the historic and aesthetic significance of this item.

##### **'Kurri Kurri Band Rotunda', Lang Street, Kurri Kurri; and 'Rotary Park Miners Memorial', Lang Street, Kurri Kurri**

These items are located to the west of the site.

The proposed works will have a minimal and acceptable impact on these items for the following reasons:

- There will be no impact on the fabric of these items, which are sufficiently separated from the site by a distance of at least 110m.
- There will be no impact on significant view corridors towards these items, which are obtained from either Lang Street or within the Col Brown Rotary Park. The proposed works are located to the east, well outside these view corridors.

- The proposed works are likely to be visible from the items, where they are not concealed by the 'Kurri Kurri Hotel' and will form part of their wider setting. This will have a minimal and acceptable impact the proposal replaces existing infill with new buildings that are well-designed with highly articulated elevations that break up the massing and are of an appropriate scale in the streetscape.
- The proposed works will, overall, have no impact on the ability of the public to understand and appreciate these items.

#### **'Masonic Hall', No. 130 Barton Street, Kurri Kurri**

This item is located to the southwest of the site.

The proposed works will have a minimal and acceptable impact on this item for the following reasons:

- There will be no impact on the fabric of this item, which is sufficiently separated from the site by a distance of at least 35m.
- There will be no impact on significant view corridors towards this item, which is obtained from Barton Street. The proposed works are located to the north, on the other side of Barton Street, outside these view corridors.
- The proposed works will be highly visible from the item and will form part of its wider setting. This will have a minimal and acceptable impact because the proposal replaces existing infill with new buildings that are well-designed with highly articulated elevations that break up the massing and are of an appropriate scale in the streetscape.
- The proposed works will, overall, have no impact on the ability of the public to understand and appreciate this item.

## **7 CONCLUSION**

This Heritage Impact Statement has been prepared in conjunction with a Development Application for the demolition of existing structures and site works; part road closure, relocation and extension of existing laneway road; construction of a new commercial building with one specialty shop and new Woolworth supermarket store including car parking, 'Direct to Boot' bays, signage, loading facilities and landscaping, at Nos. 174-178 Lang Street, Kurri Kurri, New South Wales. The site is not listed as a heritage item, nor is it located in a Conservation Area. The site is, however, located adjacent to and within the vicinity of heritage items listed by Schedule 5 Part 1 of the *Cessnock LEP 2011*.

The proposed works will have a minimal and acceptable impact on the adjacent heritage item, 'Kurri Kurri Hotel', because the new development is well-designed with a contemporary aesthetic that comprises well-modulated facades that utilise high-quality materials. The proposal will be separated from the item by a generous setback so that the built form of the item can continue to be readily appreciated and understood, and the new development visually subordinate to the item. The proposed works will, overall, remove an existing building of little aesthetic value and replace it with a new development that is well-designed, appropriate to its built context and sits comfortably in the setting of the item.

The proposed works will have a minimal and acceptable impact on heritage items within the vicinity because the proposal replaces existing infill development with buildings that are well-designed and of an appropriate massing and scale in relation to the streetscape. There will be no impact on either their fabric or significant view corridors towards the items, nor will the ability of the public to understand and appreciate the items be impacted on.

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The proposed works fulfil the aims and objectives of the *Cessnock LEP 2011* and the *Cessnock DCP 2010* by improving the quality and diversity of retail options in Kurri Kurri while respecting the heritage significance of the area in which it lies.