



VIRTUSHERITAGE



Maclean Civic Hall
48 River Street, Maclean, NSW

New Building

Statement of Heritage Impact

FINAL ♦ April 2023

Prepared for Clarence Valley Council

Cover image: View of Maclean Civic Hall in 1983 with the original timber columns retained as part of the 1959 glassed-in porch addition. MDHS Files, c.1983.

Version	Date	Prepared by	Approved by	Comments
1a	25.04.2023	G. Scheer Virtus Heritage Pty Ltd	T. Chilcott Virtus Heritage Pty Ltd	clarifications
1b	28.04.2023	G. Scheer Virtus Heritage Pty Ltd	D. Ramsden Complete Urban Pty Ltd	Additional options analysis and Figure correction.

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All queries related to the content, or to any use of this Report must be addressed to Gina Scheer or Dr Mary-Jean Sutton at Virtus Heritage.

Abbreviations Used

CVC	Clarence Valley Council
DA	Development Application
HCA	Heritage conservation area
LEP	Local Environmental Plan
MDHS	Maclean District Historical Society
LGA	Local Government Area
SoHI	Statement of Heritage Impact
SHI	State Heritage Inventory
SHR	State Heritage Register

EXECUTIVE SUMMARY

Virtus Heritage Pty Ltd (hereafter Virtus Heritage) was engaged by Complete Urban Pty Ltd on behalf of Clarence Valley Council (CVC) to prepare the following Statement of Heritage Impact (SoHI). This report addresses the property known as the Maclean Civic Hall at 48 River Street, Maclean, NSW. The building is not a listed heritage item however it is located within the heritage conservation area (HCA) for Maclean and within the vicinity of local heritage items such as the Post Office. The building has heritage values at a local level in relation to the history of the site, its (historical) association with notable local people, its social values, research potential and as a representative item. However, after discussions with the local community, the social significance for the Civic Hall would also be linked with another structure that has the same purpose on this site in Maclean. Many of the stakeholders who were consulted expressed frustration with the Maclean Civic Hall, and an assessment of the building's integrity, intactness and condition does not support protecting, conserving and retaining the existing building.

PROPOSAL

CVC received funding to develop a new community hall and the creation of adjacent public open space at 48 River Street, Maclean. A new community hall on this site necessitates demolition and removal of the existing community hall. The works to demolish and replace the Maclean Civic Hall is supported in this SoHI, provided that the advised heritage mitigation methods are followed.

MANAGEMENT AND MITIGATION

Based on the findings of the 2023 Heritage Assessment and this Statement of Heritage Impact, which has assessed the project in line with the statutory regulations, best heritage practices and NSW heritage management guidelines, the following eight management actions and two recommendations are made to mitigate and manage these works:

- 1) The dominant colour scheme within the heritage conservation area in which the building is located relates to 1890s buildings and use of bricks, terracotta tiles, and cream, white and beige paint or stonework. These colours or neutral colours are advised and will be complemented by the plants and landscaping on the southern side of the building.
- 2) The design of the new building and timeframe for construction are to be provided to the public, as part of the scaffolding signage around the site during works. The demolition and new building will need careful management as this process will have an adverse visual impact on the heritage conservation area, not to mention those who rely on the current hall as a performance space.
- 3) There is one commemorative plaque fixed to the current River Street façade of the building. This needs to be carefully removed and refixed to the building after the works are completed in a location to be finalised with the architects.

Recommendation 1 – Provision of this SOHI to Council's Heritage Advisor

As Clarence Valley Council is the proponent, client and approval body for the proposed works to upgrade the Maclean Civic Hall, it is recommended that a copy of this SoHI is provided to the CVC Strategic Planner and Heritage Advisor, Deborah Wray. Ms Wray can retain a copy of the SoHI and provide any further advice in relation to the works and heritage for CVC.

Recommendation 2 – Heritage Interpretation Plan

This has already been commissioned as part of the project. Its completion will be required as part of the DA. There are a small number of elements that are noted as representing the original and historical building design and/or have heritage value for historical, aesthetic and social significance. They have either been incorporated into the structure or will be incorporated as part of the heritage interpretation plan in discussion with the architects. They are the following:

- a) The weatherboard exterior and the brick sub structure which are located on the northern side of the

building are being reused as per the current design.

- b) The curved Wunderlich pressed metal ceiling in the hall and stage. This is an impressive element and the only original decorative element retained from the 1903 original building. It is to be protected and retained and reused where appropriate.
- c) The stage lights, although not remarkable do appear to be early or original and provide a sense of history in the very plain stage setting.
- d) There are likely to be items in the below stage storage area, which include the former Maclean Shire Council timber sign from 1957, that would have historical or heritage significance and will need to be retained for display.

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1. INTRODUCTION

1.1 Background

Virtus Heritage Pty Ltd (hereafter Virtus Heritage) was engaged by Complete Urban Pty Ltd on behalf of Clarence Valley Council (CVC) to prepare the following Statement of Heritage Impact (SoHI). This report addresses the proposal for a new building to replace the existing Maclean Civic Hall, at 48 River Street, Maclean. The new building will necessitate demolition of the existing building on the property, which has been assessed for heritage significance in a separate report, referenced herein. That report identified that the existing building meets heritage significance at a local level for its historical values, associational and social values, research and representative values. However, that report also identified that the building is no longer functioning well as the Maclean Civic Hall and that a more purpose-built structure has been sought by the Maclean and wider community who use the space. In addition, the existing building has had a number of unsightly additions and original features removed. Although it is a difficult decision to replace an historical building, this report will demonstrate how the replacement building will be of greater benefit than the existing structure, and how the identified heritage significance will be honoured in the new design.

1.2 The Development Proposal

CVC is the approval body for the works which will affect the identified heritage significance of the property. From the project brief, plans and discussions with CVC, Complete Urban and Nimbus Architects, who are tasked with designing the new building, we understand that the proposal is to remove the existing building and to replace it with a new building on a slightly different footprint on the property. Plans will be included with the DA and have been provided for the finalisation of this SoHI.

1.3 Acknowledgements and Authorship

Gina Scheer, (B.A. Hons Archaeology and M. Heritage Conservation, University of Sydney) Principal Archaeologist and Built Heritage Specialist at Virtus Heritage has prepared this report. Mrs Tara Chilcott (Grad Dip Archaeology & Heritage Management, Flinders University and BA Journalism & International Relations, University of Southern Queensland, Virtus Heritage conducted peer review.

1.4 Limitations

This SoHI assesses the current April, 2023 architectural design plans for the new Maclean Civic Hall building. Please note that any changes or alterations to the information presented or reviewed herein would require a revised SoHI prior to works commencing.

This report is limited to assessing the non-Aboriginal heritage significance of the Maclean Civic Hall. In addition, although the building is linked with other Local Government buildings to form a small complex, those added on sections are not part of this assessment.

1.5 The Site Location

Maclean Civic Hall is located at 48 River Street, Maclean on a downward slope into the commercial centre of town. Its principal façade faces River Street and there is also rear access from Wharf Street, adjacent to the Clarence River, refer to **Figure 1**. The property is bound by heritage items on its northern and western sides also facing River Street and Wharf Street and this area is contained within the Maclean HCA (see **Section 2**).



Figure 1. Aerial photograph of Maclean Civic Hall on River Street, with its property information included. The subject area is indicated in yellow.

1.6 Methodology and Objectives

The key objectives of this SoHI are to meet the requirements of the Brief and to follow the guidelines set down by Heritage NSW regarding heritage and impacts affecting heritage [available online at <https://www.heritage.nsw.gov.au/assets/Uploads/a-z-publications/s-u/Statements-of-Heritage-Impact.pdf>].

The Project Brief stated that the SoHI was to include the following:

- Detailed historical research of the hall.
- Detailed assessment of significance. This is to include liaison with the Maclean District Historical Society, long term residents and user groups associated with the hall, for example, Eisteddfod Committees and the Maclean Music Academy, to document social, historical and associative significance.
- Detailed assessment of the fabric of the building with a grading of significance, and integrity. However, due to the separate heritage assessment report conclusion and the support of demolition, this has not been completed. There are individual elements which have been indicated to have historical and aesthetic importance.
- Demonstration of how different design options were fully explored to avoid demolition.

- A mitigation strategy, which should address options and costings for relocation of the building, or adaptive re-use. The project brief also requested “how costs of the proposed demolition can be redirected to support relocation” however this has not been fully explored due to the support of demolition.
- Incorporation of design elements and materials in the proposed design to provide a historic sense of continuity and reference to the earlier hall. This will be further explored in relation to the interior design of the building with the architect and will be presented in the separate heritage interpretation plan, which was also requested in the Brief.
- A Heritage Interpretation Plan.
- An Archival Report – this would also be required as a condition of consent as demolition is approved.

2. SITE DESCRIPTION

The property is identified as the Maclean Civic Hall, located at 48 River Street. The Maclean Civic Hall has an imposing two-storey brown tiled façade facing River Street, which is at odds with the rest of the timber weatherboard and brick buildings, as seen in views from the north, **Figure 2** to **Figure 9**.

At the front of the building, at the current entry, a small plaque explains the history of the hall with a small photo of the original façade. The plaque is attributed to “Maclean - the Scottish town in Australia Committee”. It was this committee who also placed similar heritage signs outside buildings within the town centre, such as the police station and courthouse, both of which are located within the heritage conservation area for Maclean.



Figure 2: View of the front entry to the Maclean Civic Hall from River Street with area of historical plaque indicated.



Figure 3: Detail of the 1980s façade treatment and signage.

The northern side of the building is the only remaining elevation which retains most of its original appearance. It is here that the timber weatherboards, high-set square windows alternating with sets of vertical narrow sash windows, and the pitched roof with vents can be appreciated, **Figure 4**.



Figure 4: View from the north showing the front added two-storey section and the northern original elevation and roof.

The northern side entry and staircase also appear to be original. The remaining two of the three ventilation chimneys on the top of the roofline are also original. One was removed most likely during the 1980s work for the new facade. Views from MacNaughton Place, at the rear of the building show more of this original elevation including the lower ground (below the stage) dressing room area, **Figure 5**.



Figure 5: View from MacNaughton Place to the northern and western elevations of the Maclean Civic Hall. The c.1980s rear addition is indicated in red.

The rear and southern sides of the building are a hodgepodge of later additions in relatively sympathetic weatherboard and brick, refer to **Figure 6** to **Figure 9**. This area includes the external ramp access to the rear meeting rooms. This 1980s addition is located behind the stage. It links this part of the building with the adjacent former Maclean Shire Council buildings which form the southern part of this property. They are not included in this project, as they are firmly identified as 1980s additions which will be removed. As can be seen, views to the original hall building are very limited by these later additions.



Figure 6: The rear of the building, viewed from MacNaughton Place.



Figure 7: View to northeast of the southern side entry and kitchen addition.



Figure 8: The southern side of the hall with its side entry and high-set windows, part of brick addition seen at right.



Figure 9: View to northwest of the later added rear addition meeting room, with ramp access and brick outside toilet.

A view from the staircase on the northern side of the building towards Maclean township is dominated by the adjacent Post Office and ancillary buildings. However, river glimpses are also visible from this vantage point, viewed towards the west, **Figure 10**. This is the only viewpoint to the river from the Maclean Civic Hall, **Figure 11**. This area is also the current access for rear car parking for the hall and is a short walk from the historical courthouse building on Wharf Street.



Figure 10: View from the side staircase towards rear of the adjacent Post Office and ancillary buildings.



Figure 11: View from northern side staircase west towards the Clarence River with access to the rear carpark visible.

2.2 Site Context

The area surrounding the Maclean Civic Hall has been identified as a heritage conservation area (HCA) for Maclean. The HCA covers most of the River Street buildings and extends further to the east, as can be seen in the HCA map excerpt at **Figure 12**.

On the northern side of the Maclean Civic Hall, facing River Street, is the Post Office, a well built two-storey brick building. It is a local heritage item and contributes to the historical streetscape of the HCA. Built in 1893 to a design by W L Vernon, Government Architect, it has walls of double pressed brick, and the upper storey is rough cast concrete with cement pebble render. Attached to it is a single-storey former residence. There are substantial brick arches in the walls of the ground floor, characteristic of its Federation Free style. It is adjacent to the Federation style single-storey police station. Adjacent to the police station and behind the Civic Hall facing the river, the Maclean Courthouse was designed by Colonial Architect James Barnet and constructed in 1893. It is a fine Victorian Italianate building of symmetrical design (Dept of Planning and Environment, NSW State Heritage Inventory, Courthouse). It is constructed in rendered brick with face brick wings. The verandas are supported on columns with decorative lacework and the building has a corrugated metal hipped roof.

On the southern side of the Maclean Civic Hall are former Maclean Shire Council buildings, now used for other Council purposes including the Clarence Valley Seniors Computer Club. Further up the hill and next to these buildings is a new CVC administration building which was constructed during the mid-2000s.



Figure 12: Excerpt of the Maclean HCA, subject site is indicated.

The description and significance of the HCA is included as follows. It relates generally to historical (19th and early 20th century) and aesthetic heritage values:

The Maclean Conservation area includes the historic core of the town including important town entries to the north and south. The town is tightly constrained between the river and steep hills providing it with a unique sense of place and character. The commercial heart of the town originally had a riverside trading frontage, but this

refocused on River Street as road transport improved. The commercial character of Maclean is identified in several precincts; including the civic precinct, the main street, and Clyde Street which is more residential in character with many changes of uses within existing timber cottages. The main street is finely grained with narrow frontages, verandahs and a variety of architectural periods which provide a pleasing streetscape. The township has retained a considerable degree of architectural integrity and reflects the residential growth of the town, particularly during the Victorian, Federation and interwar periods. These streets are mainly flood-free and were the first to be laid out in the town by surveyor Greaves.

Information from the relevant DCP for the civic precinct itself notes that:

The Civic Precinct includes a group of important heritage buildings, notably the Court House, Police Station, Post Office and two churches. They are significant historical and important landmark buildings in the town, punctuating street corners and marking the top of the hill at the junction of River Street and Wharf Street. Land use is predominantly administrative in this locality. This is a key precinct to the town in its administrative role and ongoing use of these important buildings. Opportunities exist to enhance the setting of these buildings, with appropriate landscaping and paving (CVC, DCP Business Zones, Maclean 2011: 103).

These descriptions do not reference or include the Maclean Civic Hall and the building does not illustrate the significant elements outlined above. The buildings mentioned above located around the Maclean Civic Hall demonstrate these values for the civic centre. Photographs of individual heritage items are shown below.



Figure 13: View to north of the Post Office on River Street with the modern town centre in the background. It was built in 1893 to a design by W L Vernon, Government Architect.



Figure 14: The fine 1892 courthouse designed by James Barnett, Colonial architect. It is located behind the Civic Hall, facing the Clarence River.



Figure 15: View to southeast from MacNaughton Place shows the Post Office and its one-storey residence to the left of the Federation Police Station, completed in 1896. The Maclean Civic Hall roof is visible here, as indicated.

There are numbers of heritage items located opposite the subject site. One is the former Uniting Church Hall / Jubilee Hall, which is now a Salvation Army Family Store. It is located facing the corner of Wharf Street, behind the heritage listed War Memorial with flag poles, **Figure 16**.

Opposite the Maclean Civic Hall is the small brick building which was built in 1906-1907 to house the former Harwood Shire Council, **Figure 17**. It is a local heritage item and the description on its heritage inventory form states that the building is a single-storey red brick building with cavity walls and a hipped iron roof. It has a symmetrical façade to either side of a small front gable which is tuck pointed and relieved with rough cast cement. The gable bears the words "Harwood Shire 1906" (now "Medical Centre"). A tessellated tiled porch leads to the

entry corridor. The bricks were locally sourced. The interior has pressed metal Wunderlich brand ceilings (Dept of Planning & Environment, NSW State Heritage Inventory, Doctors Surgery).



Figure 16: Two heritage items opposite the subject site are the former church, now Salvation Army Family Store, and the War Memorial, which faces Wharf Street.



Figure 17: Opposite the subject site on River Street is the former Harwood Shire Council building, now a doctors' surgery. It is a local heritage item and is similar in style to the Post Office, which is north of and adjacent to the subject site.

3. HISTORICAL BACKGROUND

The following information is a summary of the historical research undertaken for the heritage assessment of Maclean Civic Hall. For a full description, please refer to that separate report (Virtus Heritage, 2023).

3.1 Summary of Maclean Civic Hall – Property History

The first building on the site is extant, with many additions and changes. It was originally constructed in 1902-03 as a new building for the Maclean School of Arts, which was located next door at the corner of Wharf and River Streets. The subject building was then referred to as the Mechanics Institute or the Mechanics Hall. Mechanics Institute was a title used throughout Australia and originated from England and Scotland in the 1820s. The School of Arts movement was also known as the Mechanics' Institute movement. It had spread through the English-speaking world in the mid-nineteenth century (Dictionary of Sydney, accessed at https://dictionaryofsydney.org/entry/the_school_of_arts_movement). Such institutes were a place designed or dedicated for education and entertainment, with facilities for lectures, libraries, billiards and other forms of entertainment 'for the use of the artisan or working class', hence the name 'mechanics institute'. This was based on the Victorian era idea of providing skilled working men with an education for life and work, and included lectures, classes, libraries and even museum displays in some places. In Australia the public used the facilities irrespective of occupation or social class/status (MDHS, 1976: 5), and in later years women too sought out the library and other uses provided by the Institutes and the School of Arts.

The plaque on the front of the building had the wording "Mechanics Institute 1903" however the building has also been described as the School of Arts Hall and the Literary Institute, refer to the early photograph at **Figure 18**.



Figure 18: Original or early street view of River Street from the Post Office at the foreground, then the Maclean Mechanics Institute and School of Arts building at far left (CVC, Image Number 31406079908).

The building was finished in July 1903 at a cost of £621 (roughly equivalent to £21,000 today) (MDHS, 1976: 5). Dugald Macdonald, Chair of the Mechanics Institute Committee volunteered to provide plans for the new building and supervised its construction. He also was responsible for the design of the former Harwood Shire Council building opposite the subject site, in 1906-1907.

The plans provided for a Mechanics Institute building of weatherboard, 90 feet x 32 feet (27.4m x 9.7m) in size which was set back 15 feet (4.5m) from the existing School of Arts building and was set back 7 feet (2.1m) from the footpath. The walls were 16 feet in height (4.8m). Ventilation was provided by high windows on each long side wall and three large ventilators in the roof (McSwan, 1992: 308). F.J. Robertson, a local builder, had submitted the successful tender to construct the building and was commissioned in 1902.

Inside the building a stage was built along the width of the western wall with two dressing rooms below it accessed by a porch and stairway at the back of the stage. Lack of lighting below gave that lower area the name 'the dungeon' (McSwan, 1992: 308). There was space for a 'supper room' on the southern side of the building adjacent to the then School of Arts building. The only other information regarding interior details from the original design is the pressed metal ceiling covering the hall and stage area. It was noted to be of Wunderlich pressed tin 'in very good condition' (MDHS, 1976: 5).

The opening took place on 11 March 1903 'with praise being lavished on the designer and builder, as well as the secretary and treasurer of the committee' (McSwan, 1992: 308). A committee was then formed to guide and manage the place and its functions and in 1911 they appointed a custodian and librarian, Mr Grant. Classes were also held in the building and included mathematical drawing and there were enough students for veterinary science classes and suggestions made for book-keeping and typewriting classes. A librarian and custodian in charge of both the Mechanics Institute and the School of Arts buildings was first employed on a wage in 1911. It was John (Jack) McKinnon, former bootmaker and colour sergeant of the Scottish Rifles, footballer, cricketer and experienced secretary who was successful and stayed in the role for many years and became a well-known local identity during his time there.

The Mechanics Institute fulfilled its role for many years as a place for classes, a library and with space for billiard tables. The adjacent School of Arts building was demolished in the 1950s to make way for a new Maclean Shire Council building. When that Council building was opened in 1959, the adjacent Mechanics Institute was renamed the Maclean Civic Hall. It was at that time that the front porch was enclosed with glass (and the four original carved timber columns at the front of the building were retained) and a new supper room was built, located on the southern side of the building.

Further changes were made to the Maclean Civic Hall, notably by the former Maclean Shire Council, with additions made to the façade, south and western sections of the building. Possibly during the 1980s, a rear two-storey addition was made to the Hall for use as a meeting room for Council. This room was also used as headquarters for the SES, until they moved into a purpose-built building. In 1983 the original tongue and groove timber floorboards for the hall were finally replaced, as "some boards had worn through to the tongue" (McSwan, 1992: 308). It would appear also that at that time the hall was restumped as it was observed the short brick support piers appear relatively recent.

In 1983 and 1984 significant changes were made to the building, resulting in the façade we see today. Plans from 1984 show the layout of the Civic Hall at that time and the rear addition appears to be already in place. Photographs from this time were provided by the Maclean District Historical Society. Taken from opposite the site on River Street, they show the façade prior to changes, during the works and afterwards, refer to **Figure 19** to **Figure 21**. This is when the brown tiles were added, possibly to complement the adjoining Council face brick building.



Figure 19: Note the remaining four original ornate timber columns with the glassed entry constructed behind them (MDHS Files, c.1983).



Figure 20: c.1983 demolition works at the front of the Maclean Civic Hall (MDHS Files).



Figure 21: The finished façade, c.1984 immediately after the works (MDHS Files).

The current River Street façade of the Maclean Civic Hall retains the same appearance as that shown above and included in the 1984 plans, **Figure 22**.

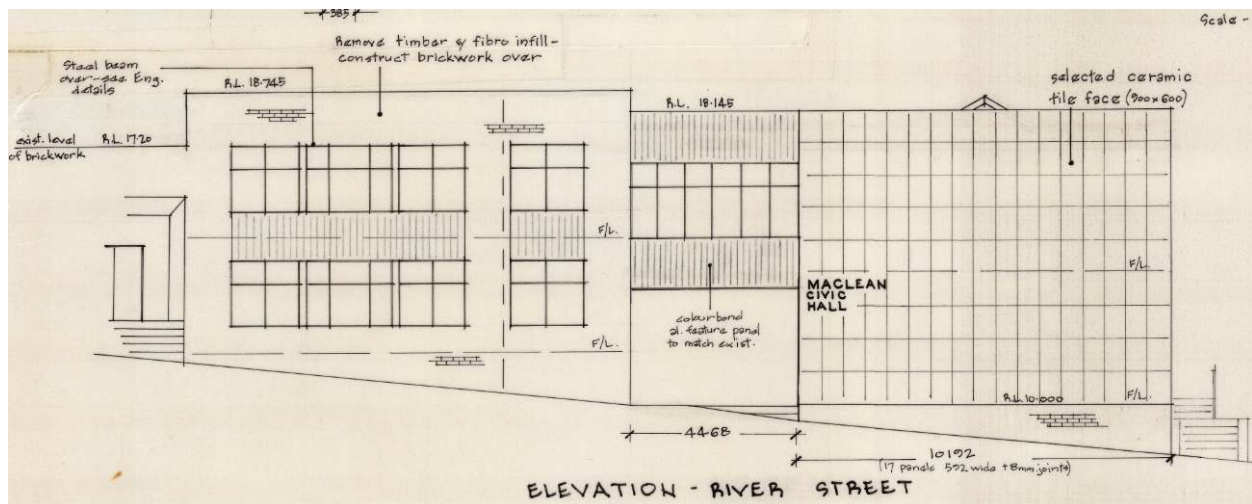


Figure 22: The design drawings from 1983 for the River Street building facades confirm that this is the current view (Shire of Maclean, Sheet 1, 21.10.1983).

Due to the long-term use of the hall for the community, and Council's plans to provide a better community hall with funding now available, a community meeting was held in 2022 to gauge community concerns. Information from that process was made available for this heritage assessment, refer to the attachment at **Appendix A**. In addition, during the heritage assessment process, conversations were also held with local community members such as members of the historical society, the CVC heritage advisor, and those who use the hall, such as the dance teacher, Sister Anne Gallagher OAM and her colleagues.

Personal stories were related, such as Sister Anne dancing the Pride of Erin while her father played the violin when she was at primary school and Annie's parents hosting their wedding reception there many years ago. The performance aspect of the hall is much loved and there was mention of large numbers of school concerts held there over a period of many years. Names were presented of local students who have gone on to national and international acclaim as opera singers, choir singers and ballet dancers and all are linked with their training and/or performances at the hall. The hall was the only suitable space in Maclean. There were also comments on terrible acoustics and problems with a leaking ceiling, poor lighting and the lack of disabled access toilets, inadequate viewing and seating options in the hall, were issues also raised. There was praise for the Wunderlich pressed metal ceiling, but sorrow that the hall is so limited for the reasons noted above. The desire to have an improved space for performances was strongly stated.

3.2 Historical Summary

The history of documented developments and changes to the Maclean Civic Hall was researched as part of the heritage assessment and included below, refer to **Table 1**.

In summary, the subject site was originally constructed in 1902 and opened in 1903 as the Maclean Mechanics Institute and it was firmly linked with the adjacent School of Arts. Both establishments were community organisations which aimed to educate and entertain the local community. The School of Arts building was demolished in 1959 to make way for the then Maclean Shire Council Chambers, and, at that time, the Mechanics Institute was renamed the Maclean Civic Hall. Since that time the subject site has been linked to the local government for Maclean and has continued to be the space for education (music, dance and drama lessons and rehearsals) and entertainment.

Table 1 – Chronology of the Maclean Civic Hall

Date	Description
1901	<ul style="list-style-type: none"> The Institute Committee, Dugald MacDonald was the Chairman, voted for a new hall as they had "the necessary land and furniture", with £50 in hand and other donations making a total of £100 and application supported for a Government grant of £200 ("Maclean Mechanics Institute", Clarence River Advocate, 18 July 1902: 5).
1902	<ul style="list-style-type: none"> The School of Arts Committee called for Tenders for construction of a Mechanics Institute building and F.J. Robinson's construction tender for Hall at £530 was accepted on 09.09.1902. Dugald MacDonald made an offer to design the plans and became the building supervisor for the project. 11.11.1902 – delay in getting timber, no foundation stone.
1903	<ul style="list-style-type: none"> 27.01.1903 – Maclean Mechanics Institute Committee request to Council to regrade the footpath in front of the new building and make the fence secure. 13.02.1903 acetylene gas plant installed for lighting. 11.03.1903 – was the official opening of the Mechanics Institute Building. It was finished in July 1903 at a cost of £621.

Date	Description
1904	<ul style="list-style-type: none"> In return for a subsidy the then Institute committee allowed Local Government / Council to use the building for free for polling and other public purposes.
1910	<ul style="list-style-type: none"> Classes held in the building included mathematical drawing and enough students for veterinary science classes with suggestions for book-keeping and typewriting classes. Mr Grant appointed building custodian.
1911	<ul style="list-style-type: none"> A librarian and custodian in charge of both the Mechanics Institute and the School of Arts buildings was first employed on a wage. John (Jack) McKinnon, former bootmaker and colour sergeant of the Scottish Rifles, footballer, cricketer and experienced secretary got the job and stayed in it for many years and became a well-known local identity.
1914	<ul style="list-style-type: none"> Second billiard table added.
1924	<ul style="list-style-type: none"> Concerts and dances staged.
1956	<ul style="list-style-type: none"> Renovated (no details located to date).
1959	<ul style="list-style-type: none"> The School of Arts building was demolished and Maclean Shire Council built its new premises on the site which appear as a two-storey flat brick façade abutting the Mechanics Institute building. The Mechanics Institute Hall was officially renamed the Maclean Civic Hall. Its front porch was enclosed with glass, a new supper room was built.
1969	<ul style="list-style-type: none"> A picture theatre operated from here by M. Cousemacker, who had operated then sold the Hollywood Theatre in River Street.
1960s/1970s	<ul style="list-style-type: none"> The two buildings (Macleean Shire Council building and Maclean Civic Hall) were linked. The new façade for the hall of large brown tiles was added and the glassed-in porch removed.
No date, 1980s?	<ul style="list-style-type: none"> Rear addition, two storeys in height, added for Council meeting rooms to the rear of the Maclean Civic Hall, accessed on the southern side.
1983-1984	<ul style="list-style-type: none"> The façade glass porch etc, was removed and the two-storey tile-clad façade was constructed.
1983-1984	<ul style="list-style-type: none"> Single-storey brick front addition for Maclean Shire Council administration and engineering offices added to the southern side of the now two-storey (at River Street) Maclean Shire Council building. The complex is now three buildings which appear as separate buildings in rear views, see site description. Hall interior wall removed and storage room altered for toilets, on the southern side and accessed internally.
1983	<ul style="list-style-type: none"> Replacement of the original, timber tongue and groove floorboards – whole floor replaced (McSwan, 1992:308). Brick stumps were likely replaced at this time.
2001	<ul style="list-style-type: none"> 26.02.2001 – after being closed for 20 years to the public, it was still locally known as the Maclean Institute. Notice regarding it is now available for bookings for a Saturday night. 27.08.2001 – The Institute building was used for the Diggers Ball.
2022	<ul style="list-style-type: none"> Plans are discussed for replacing the building with a new community centre better suited to performances.

4. STATUTORY REGULATIONS AND REQUIREMENTS

Protection for heritage items in NSW is legislated within the NSW Heritage Act 1977 (amended 1998) and the Environmental Planning and Assessment Act 1979. Heritage listings are made on either statutory or non-statutory registers. Local Environmental Plans (LEPs) are prepared in accordance with the requirements of the NSW Environmental Planning and Assessment Act, 1979 and administered by local councils. They are designed to integrate heritage management and conservation into the planning and development control process to ensure that development does not affect the significance of heritage items or conservation areas. The local councils are responsible for approval of works to local heritage items.

The NSW Heritage Act 1977 is the primary piece of State legislation affording protection to all items of environmental heritage (natural and cultural) in NSW. Under the Act, “items of environmental heritage” include places, buildings, works, relics, moveable objects and precincts identified as significant based on historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic values.

Items of identified heritage at a level of State significance are listed on the NSW State Heritage Register (and included on the State Heritage Inventory) and are afforded automatic protection against any activities that may damage an item or affect its heritage significance under the Act.

The Maclean Civic Hall at 48 River Street Maclean is not listed as a State Heritage item.

The entire NSW Heritage Act 1977 protects heritage, but historical archaeological remains are additionally protected from being moved or excavated through the operation of the ‘relics’ provisions. Division 9 (s139) of the Act specifically deals with the protection of relics. It protects unidentified ‘relics’ which may form part of the State’s environmental heritage, but which have not been listed on the State Heritage Register or protected by an Interim Heritage Order. In 2009, amendments were made to the Heritage Act for the definition of an archaeological ‘relic’. “A relic is now an archaeological deposit, resource or feature that has heritage significance at a local or State level. An archaeological site is an area which contains one or more archaeological relics” (NSW Heritage Branch, 2009).

The Maclean Civic Hall at 48 River Street Maclean was not identified as an archaeological site, as the historical research has confirmed the current building is the first construction on the site.

5.1 Environmental Planning and Assessment Act 1979

The NSW Department of Planning and Environment (DPE) currently administers the *EPA Act*, which provides for environmental planning instruments to be made to legislate and guide the process of development and land use. Local heritage items, including known archaeological items, identified Aboriginal Places and heritage conservation areas are protected through listings on Local Environmental Plans (LEPs) or Regional Environmental Plans (REPs). The Act also requires that potential Aboriginal and historical archaeological resources are adequately assessed and considered as part of the development process, in accordance with the requirements of the NPW Act and the Heritage Act.

5.1.1 Clarence Valley Council Planning Controls

The Local Environmental Plan (LEP) 2013 is the planning instrument administered by CVC and is applicable to Maclean. Clause 5.10 contains heritage protection controls that apply, and Schedule 5 lists items of environmental heritage including archaeological sites.

The Maclean Civic Hall is not listed as a local heritage item; however, it is located within the Maclean Heritage Conservation Area. Therefore, it is subject to the heritage planning controls in Clause 5.10 and to the guidelines contained in the Development Control Plan (DCP).

The relevant DCP for the subject site is the Clarence Valley Council Business Zones Development Control Plan 2011. Part 0 specifically addresses the Maclean town centre, with policies for the different precincts. The subject site is located in Precinct 5, the civic precinct.

The conditions of the LEP and DCP are addressed in **Section 6.2** of this SoHI.

5. SIGNIFICANCE ASSESSMENT

Accurate assessment of the cultural significance of sites, places and items is an essential component of the NSW heritage assessment and planning process. A clear determination of a site's significance allows informed planning decisions to be made for a place, in addition to ensuring that heritage values are maintained, enhanced, or at least minimally affected by development. Assessments of significance are made by applying standard evaluation criteria.

In New South Wales, two levels of significance exist in the heritage management system, Local and State:

State heritage significance applies in relation to a place, building, work, relic, moveable object or precinct. It means significance to the State in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

Local heritage significance applies in relation to a place, building, work, relic, moveable object or precinct. It means significance to a local area in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

The 2023 heritage assessment (Virtus Heritage) completed a significance assessment for the property as follows:

Table 2 –Significance Assessment Macleean Civic Hall

Criteria	Significance assessment
SHR Criteria a) - Historical significance for the LGA	The Macleean Civic Hall is historically important to the area as part of the civic development of the town. The land was set aside as early as 11 September 1874 to be a Mechanics Institute, with the School of Arts committee organising for it to be constructed in 1902. It was opened in March 1903 and since that time (apart from a 20-year gap from the 1980s until the 2000s) it has been part of the civic and community life of Macleean. In 1959 its name was officially changed to the Macleean Civic Hall, and it has continued to be used as a performance space for dance, choir and music as well as a polling place for elections and a meeting space. The subject site meets local heritage significance for this criterion.
SHR Criteria b) – Linked with persons or groups of importance, Associative significance	The building is important for its links to the following historical notable figures for Macleean – Dugald MacDonald, of Scottish descent, who was Chairman of the Mechanics Institute Committee in 1901 and instrumental in organising for the building to be constructed, including designing the plans and supervising the building. He also designed the 1906-1907 former Harwood Shire Council on the opposite side of River Street. The notable local builder F.J. Robertson was the successful tender and builder in 1902 and 1903. The quality of his work and timber was noted for the Mechanics Institute floor, as well as in numerous other buildings situated in Macleean. Another historical notable figure was John (Jack) McKinnon, former bootmaker and colour sergeant of the Scottish Rifles, footballer, cricketer and experienced secretary who was appointed the Mechanics Institute librarian and custodian in 1911 and held the position for

Criteria	Significance assessment
	<p>many years.</p> <p>The subject site meets local heritage significance for this criterion.</p>
<p>SHR Criteria c) - Aesthetic, creative or technical significance</p>	<p>Although praise was reportedly lavished on the design in 1903 (McSwan; 1992: 308) the photographs show the façade was a rudimentary style, with a single entry flanked by vertical sash windows facing a porch with a solid gable roof extending above it. The fact that the front was scored and painted to look like brickwork does not demonstrate aesthetic characteristics and/or a high degree of creative or technical achievement but does demonstrate a desire for a quality appearance for this public building. It was not a fine or outstanding example of an Institute building but was a well-built and serviceable institute.</p> <p>Changes to the original façade started when the porch was infilled with glass in 1959, and then this was demolished entirely with another floor added during the 1980s as part of the Macleans Shire Council uses and the current flat front with tiles was added. The northern exterior of the building continues to show its original or early layout and design, but this is a simple one and similar to many schools and public buildings of the period; weatherboards with timber sash windows below a pitched roof.</p> <p>The many changes to the building's interior have also been documented and although there is a fine and intact c.1902 Wunderlich pressed metal ceiling curved above the hall, this is the only element of aesthetic significance for the building.</p> <p>The subject site is NOT considered to have significance for this criterion.</p>
<p>SHR Criteria d) - strong or special associations with a particular community or cultural group</p>	<p>The Macleans Civic Hall has social significance for the local area. For much of its life, since its opening in March 1903 it has been part of the civic and community life of Macleans, particularly linked with entertainment and education for the inhabitants and their children. It was in use during 1911 and onwards as a library and was also the location for school concerts and performances and later was in use as a theatre and cinema. There are numerous fond stories about the Hall that are important for the social history of Macleans.</p>
<p>SHR Criteria e) - Research potential</p>	<p>This was the first building documented for the property, constructed in 1903. This is despite the land being set aside for the specific purpose of building a Mechanics Institute from 1874. For this reason there is no or very limited archaeological potential for the building.</p> <p>However, the building is worthy of a specific research project that will provide more information on its links with the School of Arts. There is also research potential for a study on the works of the</p>

Criteria	Significance assessment
	local builder F.J. Robertson and the contribution of his work to Maclean. Therefore, the building does meet local heritage criteria for research potential.
SHR Criteria f) - Rarity	As a well-built c.1903 timber building in Maclean, the building is not rare. As a civic building for Maclean, the building is not rare. As a hall and place of performance the building is not rare as there are school halls, the RSL hall and other halls within Maclean that also fit this purpose although not as large. The subject site is NOT considered to have significance for this criterion.
SHR Criteria g) - Representative	The Maclean Civic Hall building is representative of other historical buildings in Maclean and is also representative of local buildings constructed by the builder F.J. Robertson who built many private and commercial buildings in the town centre. The subject site meets local heritage significance for this criterion.

5.1.1 Statement of Heritage Significance

The Maclean Civic Hall is historically important to the area as part of the civic and community development of the town. The land was set aside as early as 11 September 1874 to be a Mechanics Institute, with the School of Arts committee organising for it to be constructed in 1902. It was opened in March 1903 and since that time (apart from a 20-year gap from the 1980s until the 2000s) it has been part of the civic and community life of Maclean and became socially important. In 1959 its name was officially changed to the Maclean Civic Hall, and it has continued to be used as a performance space for dance, choir and music as well as a polling place for elections and a meeting space. The building is historically important too for its links to the following notable figures for Maclean: Dugald MacDonald, F.J. Robertson and John (Jack) McKinnon. Finally, it has historical research potential regarding links with the School of Arts and the works of the local builder F.J. Robertson.

The Maclean Civic Hall meets local heritage significance for the area for the following values – its history, associations with historical local figures, social reasons, research potential and for its representative values.

5.2 Integrity

As noted in the heritage assessment, the building was originally a simple design of weatherboards, appearing as a long rectangle with no notable design elements apart from the front porch, which is not extant. Internally, with the hall floor being replaced in 1983, there are limited original/early features that meet heritage significance.

There are a small number of elements that are noted as representing the original and historical building design of the former Maclean Mechanics Institute. They are singled out for their heritage value for historical, aesthetic and social significance and shown in the box overleaf. These elements will be further discussed in the heritage interpretation plan for the project.

Significant built and movable elements for the Maclean Civic Hall:

- The weatherboard exterior and the brick sub structure which are located on the northern side of the building. These are being reused as per the current design.
- The curved Wunderlich pressed metal ceiling in the hall and stage. This is an impressive element and the only original decorative element retained from the 1903 original building. It is to be protected and retained and reused where appropriate.
- The stage lights, although not remarkable do appear to be early or original and provide a sense of history in the very plain stage setting.
- There are likely to be items in the below stage storage area, which include the former Maclean Shire Council timber sign from 1957, that would have historical or heritage significance and will need to be retained for display.

6. IMPACT PROPOSED

The following is a summary description of the works, which is based on the Project brief provided as well as discussions with the architect and consultant.

CVC received funding to develop a new community hall and the creation of adjacent public open space at 48 River Street, Maclean. Community consultation undertaken by CVC in 2022 noted that the hall is unsuitable for its primary purpose, a community hall. The responses are included with this SoHI, refer to **Appendix A**.

A new community hall on this site necessitates the removal of the existing buildings. The works to demolish and replace the Maclean Civic Hall can be supported provided that the advised heritage mitigation methods are followed. This involves demolition and removal of the existing community hall, as well as the later constructed office buildings south of the community hall and adjoining structures to the rear and side of the hall, the front hall façade, and some trees and vegetation to the south of the hall. Excavation for footings and new foundations will be required to support the building and for installation of an underneath carpark.

The works to construct a new Civic Hall for Maclean are described as follows, and shown in a selection of the elevations and architectural renderings on the following pages, **Figure 23** to **Figure 26**. Please note that a full set of the architectural plans will form part of the DA.

- **Construction of a new Maclean Civic Hall containing the following components:**
 - Basement carpark underneath main building for 40 cars (approx. 1,260m² incl. plant rooms and vehicle access/driveway)
 - Elevator connecting the underground carpark to ground level
 - Box office of approx. 17m²
 - Entry lobby/foyer to include gallery space for display of artworks
 - Kitchen and bar/cafe 50 m²
 - Male/female/accessible amenities to accommodate the capacity of patrons
 - Auditorium with tiered seating for approx. 288 patrons
 - Audio Visual control room above auditorium at rear of performance space approx. 14m²
 - Stage and back-stage access area approx. 142m²
 - Dressing rooms and stage workshop 62m²
 - Back-stage toilet facilities for performers approx. 8m²
 - Multi-purpose rooms (2) totalling 95m²
 - Multi-purpose rooms storage 12m²
 - Access ramps and stairs connecting all proposed levels including new staircase access at the rear of the building
 - Covered deck area for patrons with tables and seating and a view to the river with access to the kitchen and bar/cafe
- **Landscaping including:**
 - Creation of a new open public space with informal seating throughout at the south-eastern side of the new building access off River Street. In this area will be an uncovered amphitheatre-type terrace with stage area for informal performances, ceremonies, etc.
 - New open space and amphitheatre terrace area to be located between the new proposed building and the existing Council Chambers.
 - New paving, entries and pathways to and throughout the site. The new entry to the Civic Hall will be on the southern side of the building.
 - Enhanced visual and pedestrian connection to the Clarence River from the site with access from MacNaughton Street.



Figure 23: A rendering of the proposed new façade facing River Street (eastern elevation) for the Maclean Civic Hall, with the new entry indicated. Below is a plan of the new entry, accessed via garden and pathways. (Source: Nimbus Architecture, Maclean Civic Hall, 2214 River Street Perspective, Ground floor plan, Drawing No. DA 121 Rev C.)

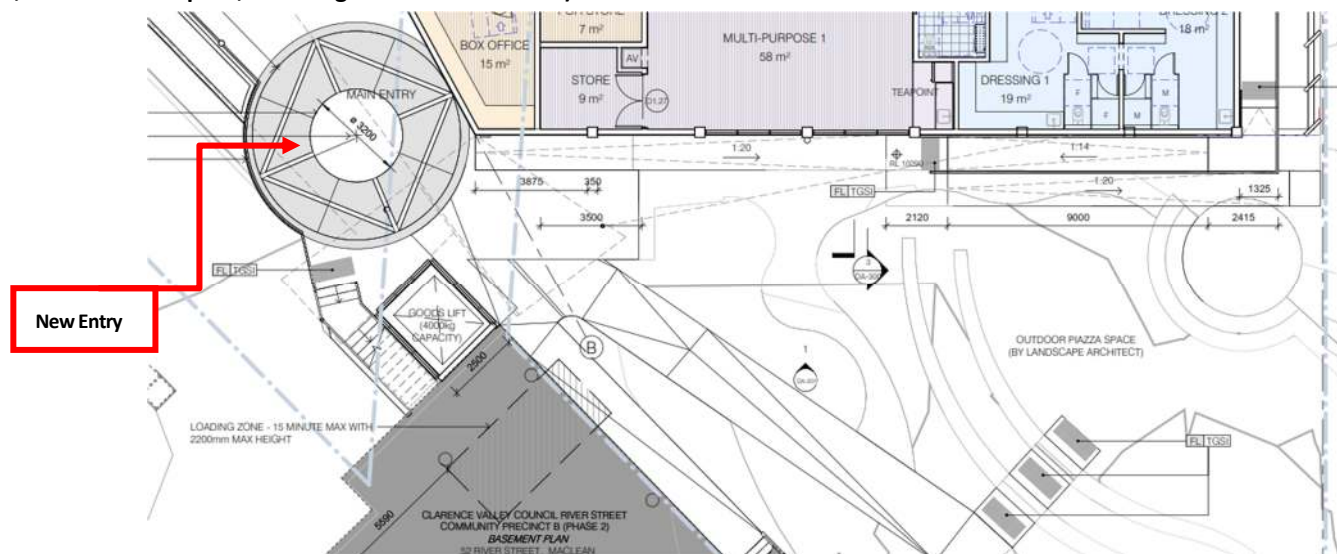




Figure 24: The proposed north elevation with River Street at far left and Wharf Street at far right. This is the view that will be partially visible from the town centre. (Source: Nimbus Architecture, Maclean Civic Hall, Elevations, Drawing No. DA 200 Rev B.)



Figure 25: The proposed south elevation. (Source: Nimbus Architecture, Maclean Civic Hall, Elevations, Drawing No. DA 201 Rev B.)



Figure 26: The architectural rendering of the view from north on River Street to show the relationship between the new Maclean Civic Hall design and the existing streetscape and neighbouring heritage Post Office building. (Nimbus Architecture, 230427 DA 2214 River Street Up)

6.1 Assessment of Impacts

The impacts of the proposal are assessed in this section in line with the NSW Heritage guidelines and in line with the controls of the Clarence Valley Council LEP 2011. An analysis of the options proposed for the Maclean Civic Hall is also included with this SoHI, refer to Appendix B.

6.1.1 Assessment from the NSW Heritage Guidelines

The NSW Heritage guidelines have the following requirements that need addressing in a statement of heritage impact:

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- Inserting a new building into a heritage conservation area involves careful planning and an awareness of the surrounding historical buildings. As can be seen in the included architectural designs, the River Street elevation reintroduces the pitched roof design of the original, c.1903 Maclean Mechanics Institute Building, but updated as a set of repeating designs. This style of roofing complements the existing heritage items around the site, notably on River Street and located in the Maclean HCA. In addition, the use of a range of exterior materials – glass, columns of bricks and wall cladding successfully break up the bulk of this new façade. The proposed River Street façade appears (and this is matched by the roof lines) as a series of small scale spaces and this design also complements the adjacent heritage buildings.
- There is an appreciation and awareness of the history and the long-term fondness and memories associated with the building in the design team for this project. The historical and social values have been explored and documented over the previous years, from 2021 onwards. Extensive community consultation was undertaken by CVC, with input received and recorded from interested community members. This was followed up by the heritage assessment process and further consultation in 2023. The decision to reuse the bricks and recycle the timber weatherboard cladding from the existing Hall in the new interior walls for the auditorium is an example of respect for its heritage significance. The reuse of the pressed metal ceiling as part of the finished design has also been recommended.
- Further recommendations for heritage management will be included in a separate heritage interpretation plan for the new building. The heritage interpretation plan is also being prepared and will include historical information and historical photographs and plans for inclusion as part of the wayfinding signage and internal decoration scheme. Incorporation of heritage elements and historical stories is being discussed with Nimbus Architecture as part of the final design for the new build.
- The photography component of an archival recording of the existing hall section for the overall building has been completed (in 2022) and will be submitted to the CVC in line with the recommendations of the Heritage Assessment and of this SoHI.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- A heritage assessment was undertaken initially to confirm if the current building on the site has heritage significance. That assessment identified heritage values and also identified that the use of the site as the Maclean Civic Hall has social significance – which will continue with a different building on the site. A comparative analysis in that heritage assessment concluded that the building, while it is historical, and it is linked with persons of historical importance to Maclean it is not a fine or outstanding example of its type. There are better presented buildings in Maclean (and within the wider area) that would be worthy of preservation and restoration. In addition, the many exterior and interior additions and changes to the building between its 1903 opening and 2023 mean that restoration of the timber hall would still involve

at the very least, new materials and a new façade, but would not provide the necessary access, amenities, performance space etc. Although it is a difficult heritage decision to demolish a heritage building, this SoHI supports the decision because of the above conclusions and importantly, to make way for a better designed Maclean Civic Hall with a focus on better performance spaces, better accessibility and allow for a larger audience.

- The heritage significance of the Maclean Civic Hall relates to its history, associations with historical local figures, social values, research potential and its representative values. The current building has been modified and its appearance greatly changed by the addition of front, rear and southern side extensions. The proposal for a new civic hall to replace the existing one respects the history and social values confirmed for the site. The current building is the first documented structure on the property, dating to 1903, therefore the research potential relates to historical research for the building rather than archaeological potential relating to earlier non-Aboriginal structures. It is unlikely that archaeological relics will be retained on the site. However, a stop work condition does apply if unexpected archaeological finds are discovered, and advice from a suitably qualified archaeologist is the first step in managing that situation.
- Demolition of the existing building is of course a detrimental impact on its heritage significance. The reasons for this decision have been explored in this report and in the separate heritage assessment report. As noted above, there have been some previous detrimental additions to the building, particularly the removal of the original façade and replacement with a two-storey tiled wall facing River Street. The current building has no link or views either to the Clarence River or to the centre of Maclean and as a civic hall, these are detrimental attributes. While social values are an important factor for the heritage significance of this site, the failings of the building and the lack of amenities associated with its ongoing use as a performance space were highlighted during the 2022 stakeholder consultation, and earlier in 2021 for CVC. These social issues are an important factor in the decision to support replacement of the current building with a more thoughtfully planned civic hall for Maclean and the surrounding area on the same location.
- The decision to replace the existing inadequate civic hall with a new purpose-built structure on the same location is also a mitigating measure. It is the use of the building for performance, training and rehearsal spaces that is most valued by the community. Preserving the same use of the site with a better quality of building is a positive outcome.

The following sympathetic solutions have been considered and discounted for the following reasons:

- There have been previous designs proposed for this site and project and they were made available as part of this SoHI process. Both previous designs were rejected by CVC.
- Plans were first drawn up for further extensions and additions to the existing Maclean Civic Hall building in December 2020, by Thomson Adsett, refer to **Figure 27**. These plans allowed for retention of the existing timber hall building and its ceiling and stage along with a sympathetic and similar River Street façade to that of the original building. The plans did not allow for onsite car parking or additional performance spaces. A review of the design noted that while the proposed form was sympathetic to the existing bulk and form of the hall, the auditorium did not provide additional amenity required for the community (capacity, sight lines etc) and the proposed design did not include sufficient undercover carparking, pre/post show facilities, etc). There were also significant risks associated with retaining structural integrity of the original hall once the later additions had been removed for new ones to be added.



Figure 27: 2020 Plans for extending and renovating the existing building (Thomson Adsett, sheets A10-2 Rev. 2 and inset, Sheet A.40.1 Rev 1, 11.12.2020)

- A similar approach was then proposed by Louisa Gee and Push Architects, where the existing hall was also retained with extensions along its southern side, refer to **Figure 28**. This design also included more internal renovations than the Thomson Adsett design, to allow for better stage and audience seating. The River Street façade would have had an additional pitched roof, as per the illustration overleaf. The existing roof form would have extended and mimicked the existing, in the proposed pavilion to sit adjacent to the existing hall. This would accommodate an enlarged auditorium space to accommodate enlarged capacity, enhanced sight lines etc. However, the proposed roof pitch was not sympathetic with existing form and surrounding structures. The proposed design would not provide enough amenity for the community (referring to undercover carparking) and the materials and colours, roof form and bulk of site were assessed as being overwhelming to the surrounding buildings and not sympathetic to the existing building or for the heritage conservation area. In addition, there would be significant costs associated with structural elements to support a double barrel roof design, not in line with budget and again, significant risks associated with structural integrity of the original hall once later additions were removed.

- While both designs kept the existing timber hall, and added a sympathetic façade to River Street, they did not meet the requirements for an updated civic hall for Maclean and did not provide onsite car parking which is now a requirement for civic structures.
- While these plans allowed for the timber hall (which was identified as having heritage significance) to be kept, the issue has remained that the current Hall is unsuitable for its primary purpose, as a community hall. There were so many changes that needed to be made for access to the building, to the stage area, audience seating and especially the acoustics, which were reportedly unsatisfactory. The research undertaken over the last few years concluded that the Maclean Civic Hall needs to accommodate many community, school, dance, theatrical and visiting performers and the current hall is incapable of fulfilling these purposes. Retention of the current building, even with further alterations, would not be sufficient.



Figure 28: Louisa Gee and Push Architects for Clarence Valley Council, Front View page 70 (no date).

Demolition of a Building or Structure:

- *Have all options for retention and adaptive re-use been explored?*

As noted above, there were earlier plans for the site which allowed for retention of the timber hall and the issues were discussed in that section. In addition, relocation of the existing hall was also investigated in the earlier stages of this project. There was one concept discussed whereby the original timber hall building (with no front) would be somehow lifted and moved further back on the existing site once the later additions had been removed. Fairly quickly this was determined to be unfeasible to transport the building due to its age, its length and size, its structural integrity and the cost of such a move. Discussion of selling the hall for relocation / adaptive reuse at another site was also made. These costs to relocate, if structurally feasible, including careful removal and transport, establishment of a new site and connection of services would cost far more than demolition.

- *Can all the significant elements of the heritage item be kept and any new development be located elsewhere on the site?*

No, not all the significant elements can be kept, as the overall hall itself with its pitched roof will be removed. However, please note that the comparative analysis undertaken for the heritage assessment concluded that this is not a rare item and that similar timber weatherboard structures for schools and halls are located within the Clarence Valley LGA and wider Northern Rivers region.

There are some individual elements of the exterior – bricks and timber wall cladding, and interior – pressed metal ceiling and stage lights that can be kept as part of the new civic hall on this site and are incorporated into the design of the building.

- *Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?*

The demolition of the current Macleans Civic Hall is essential at this time so that the ground can be cleared and prepared for construction of the new Macleans Civic Hall, which will have a similar footprint to the existing structure but provide enhanced facilities as a Civic Hall for the community.

- *Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?*

The advice of a heritage consultant has been sought and provided. There has been a lengthy heritage process for this project and Virtus Heritage have been involved since 2022 in providing a heritage assessment of the Macleans Civic Hall, including stakeholder consultation, discussions with CVC and the designers. The new design has been assessed in relation to heritage obligations, notably the social significance identified. The new building is an improvement for the site as it provides new opportunities for the Macleans Civic Hall such as:

- connection with existing River Street Community Precinct via outdoor landscaped piazza.
- Connection for public access through the site via the stair, ramp and lift located adjacent to the main entry.
- Expanded space at basement level for carparking, services, storage and waste rooms and in the auditorium for the new audio-visual room which will extend into an upper storey and roof space.

This SoHI supports a new building on the site and the proposed design as it incorporates these elements which ensure it is a positive addition to the Macleans heritage conservation area:

- The roof form, material and colour refers to the previous hall form and the heritage conservation area, without being a direct copy. The roof forms step down, that is, reduce in scale towards the public road reserve and then step up, that is increase in height (necessary for the auditorium) further away from the street. This design reduces apparent bulk and scale.
- The materials and colour palettes are sympathetic and complementary to the surrounding structures in the heritage conservation area. This ensures that the new Macleans Civic Hall does not dominate the streetscape but forms part of it and that it contributes to the aesthetics of the civic centre and heritage conservation area.
- The materials palette will include heritage interpretation and heritage materials sourced from the existing hall.

The recommendations included in the 2023 heritage assessment have been partially implemented to date, in the finalisation of this SoHI and the preparation of an archival recording, heritage design advice and the upcoming heritage interpretation plan.

6.2 Assessment via the Clarence Valley Council Controls

The heritage impacts of the proposal are assessed in the table below according to the Clarence Valley Council LEP 2011 controls.

Table 4 – Clarence Valley Council LEP Controls and Response

LEP 2011 – Section 5.10 Relevant Heritage Controls	Response
<p><i>(2) Requirement for consent</i> <i>Development consent is required for any of the following:</i> <i>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—</i> <i>(i) a heritage item,</i> <i>(iii) a building, work, relic or tree within a heritage conservation area,</i></p>	<p>The Maclean Civic Hall is located within the Maclean heritage conservation area and is immediately adjacent to significant local heritage items. The Maclean Civic Hall is not a listed heritage item, however, the 2023 heritage assessment identified local heritage significance for the Maclean Civic Hall, in relation to its history, associations with historical local figures, social reasons, research potential and representative values.</p> <p>As CVC is the proponent, client and approval body for the proposed works, a heritage assessment was undertaken initially to confirm if the current building on the site has heritage values and recommend next steps. That assessment identified heritage values and also identified that the use of the site as the Maclean Civic Hall has social significance – which will continue with a different building on the site. A comparative analysis in that heritage assessment concluded that the building, while it is historical, and it is linked with persons of historical importance to Maclean it is not a fine or outstanding example of its type. There are better presented buildings in Maclean (and within the wider area) that would be worthy of preservation and restoration. In addition, the many exterior and interior additions and changes to the building between its 1903 opening and 2023 mean that restoration of the timber hall would still involve at the very least, a new façade. Therefore this SoHI supports the decision to demolish the current building to make way for a better designed Maclean Civic Hall with a focus on better performance spaces, better accessibility and a larger auditorium.</p> <p>It is recommended that this Statement of Heritage Impact be provided to the CVC Strategic Planner and Heritage Advisor, Deborah Wray. Ms Wray can retain a copy of the SoHI, and also the documents recommended in this report, (not completed to date) which are the heritage interpretation plan and archival recording. A copy of these reports can also be made available to the local studies library.</p>
<p><i>(4) Effect of proposed development on heritage significance:</i> <i>The consent authority must, before granting</i></p>	<p>The works as discussed in this SoHI and referred to in the plans will have a minor adverse impact for the heritage conservation area. This will result from the demolition and scaffolding</p>

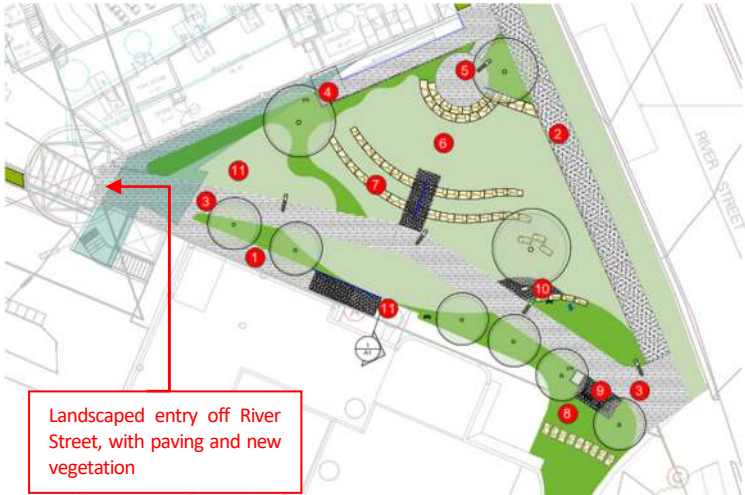
LEP 2011 – Section 5.10 Relevant Heritage Controls	Response
<p><i>consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned.</i></p>	<p>associated with that process and the construction programme. To mitigate this, there will be a need for the scaffolding to have signage and information relevant to the new design of the Maclean Civic Hall and the construction programme.</p> <p>The works will have both a negative and positive impact on the current Maclean Civic Hall, which was identified as having heritage significance. In researching social values for the Maclean Civic Hall, it was clear and stated by some of the stakeholders that the building is substandard and that a better performance space for Maclean is badly needed. While there is a fondness for the building and for its past uses, this is associated strongly with the activities that take place there and would continue to take place in a new purpose-built structure on this site. The social significance heritage values identified would continue to be linked with a replacement structure that has the same purpose. The summary on the building's integrity/ intactness/ condition did not support protecting, conserving and retaining the existing Maclean Civic Hall due to the alterations made to the Hall, and to the fact that the original building was not identified as an outstanding or special example of its type in the comparative analysis of historical buildings. There are mitigation methods for the adverse impact included in this report, refer to Section 7.</p>
<p><i>(7) Archaeological sites:</i> <i>The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies)—</i> <i>(a) notify the Heritage Council of its intention to grant consent, and</i> <i>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</i></p>	<p>Research for the heritage assessment noted that the current building, the Maclean Civic Hall is the first construction located on the site. This means there are no potential archaeological remains associated with earlier phases of the site's history, at least from a European history perspective. The Aboriginal cultural history of the site was not part of this project.</p> <p>There is standard advice relating to unexpected archaeological finds which do apply to any site. If items are found after demolition takes place, work would need to stop in the area and an archaeologist be called to inspect the site and provide advice. Small, moveable artefacts can be removed, larger structural items would need to be recorded and/or protected and there will be advice and possibly permits sought from Heritage NSW at the Department of Environment and Planning.</p>

The Business Zones DCP relevant controls are noted below and in general Section E8 notes the following:


Controls 1 - Development on land adjacent to, or within the vicinity of a heritage item or a heritage conservation area should not detract from the identified significance or setting of the heritage building or the heritage conservation area.

To assess the current proposal for the Maclean Civic Hall in relation to this Control, the relevant DCP controls are addressed in the following table.

Table 5 – DCP Controls and Responses

<i>Business Zones DCP Part E Heritage Conservation</i>	Responses
<p><i>2. Where development is proposed adjacent to or within the vicinity of a heritage site or heritage conservation area, the following matters must be taken into consideration:-</i></p> <p><i>(a) The character, siting, bulk, scale, height and external appearance of the development;</i></p>	<p>Works proposed to replace the Maclean Civic Hall will occur within the HCA for Maclean. The design of the new Maclean Civic Hall has needed to carefully consider the character, siting, bulk, scale, height and external appearance of this new development and the effect it will have on the heritage conservation area and the adjacent heritage items.</p> <p>The character of the heritage conservation area reflects the historical designs such as the 1890s Post Office, Court House and Police Station – all adjacent to the Maclean Civic Hall. These are singled out in the DCP, which notes that: The Civic Precinct includes a group of important heritage buildings, notably the Court House, Police Station, Post Office and two churches. They are significant historical and important landmark buildings in the town, punctuating street corners and marking the top of the hill at the junction of River Street and Wharf Street. Land use is predominantly administrative in this locality. This is a key precinct to the town in its administrative role and ongoing use of these important buildings. Opportunities exist to enhance the setting of these buildings, with appropriate landscaping and paving (CVC, DCP Business Zones, Maclean 2011: 103).</p> <p>The opportunities to enhance the streetscape within the civic precinct are part of the new design for the Maclean Civic Hall. There is new landscaping, vegetation and paving proposed at the southern side of the new building and around its entry which will improve the civic precinct streetscape, as shown below from the current design. This will include turf and raised garden beds.</p> <div data-bbox="630 1352 1370 1843">  <p>Landscaped entry off River Street, with paving and new vegetation</p> </div>

Business Zones DCP Part E Heritage Conservation	Responses
	<p>The character and external appearance of the Maclean Civic Hall will be significantly altered by the new building in its place. So that these changes will not detract from the significance of the HCA, the following comments and recommendations are made (also refer to management and mitigation in Section 7):</p> <p>The new River Street façade will present a contemporary version of the original historical Maclean Civic Hall in relation to the rooflines selected. The repeating pattern of pitched roofs will form a complementary and pleasant addition to the streetscape. Overall, the rectangular arrangement of the new building is a suitable development for the site and also aids in preserving a similar siting, bulk, scale and height as the existing building including its additions within the HCA.</p> <p>Visible changes for the site include the removal of the current two-storey tiled façade which was an adverse addition to the timber building and its removal is a positive impact. The new façade is a better design for this location and allows for the building to step down the slope of River Street and retain a small-scale character using the pitched roofline, vertical wall treatments and plantings to screen the new underfloor carpark.</p> <p>Another positive change associated with the new building is the viewing area at the foyer above Wharf Street which takes in the Clarence River and provides this much needed connection for a civic hall in Maclean. The extended pitch to the roofline here complements the roof lines of the buildings on Wharf Street and MacNaughton Place. This elevation with its extended brick piers (for the carpark) and foyer lined with fixed and opening windows and glass louvres along the side elevations is a most welcome design and embraces both views to the historical buildings and the Clarence River.</p>
<p><i>(b) The visual relationship between the proposed development and the heritage item or heritage conservation area;</i></p>	<p>Due to the location of the site and the adjacent buildings within the heritage conservation area, the new Maclean Civic Hall will present similar visual relationships as the existing Hall. Of course, visible changes for the site include the removal of the current two-storey tiled façade which is a positive impact.</p> <p>The new Maclean Civic Hall will be a visible presence in the River Street streetscape, and in views from below (town centre) looking upslope, as well as from the rear of the site on Wharf Street. The new design will be a welcome addition to the civic centre and the HCA. This positive visual relationship will be enhanced by the exterior materials and colour selections which consist of similar (if not same) roof colours and materials and use of alternate glazing, brick columns and wall cladding in a neutral cream or off-white. Please refer to the architectural rendering at Figure 26 as an illustration of how well the new building will sit within the River Street streetscape with views including the</p>

Business Zones DCP Part E Heritage Conservation	Responses
	heritage listed Post Office building.
<i>(c) The potential for overshadowing of the adjoining heritage item or any building within a heritage conservation area;</i>	The new Maclean Civic Hall will add a higher roofline along its length. The architectural plans shows that overshadowing will not take place for the adjacent buildings due to the alignment of the site and the new rooflines. The highest section surround the auditorium and it is set back on all sides to prevent overshadowing, as well as lessen the scale and bulk of this new design.
<i>(d) The colours and textures of materials proposed to be used in the development;</i>	<p>The exterior colours and texture of materials reflect the heritage conservation area and surrounding buildings in Maclean. They combine glazing, interspersed with brick columns and wall cladding in a design that breaks up the wall spaces and reflects the smaller scale of the earlier buildings. The colour palette includes pale to mid brown bricks, off-white to cream wall cladding and same coloured guttering with clear glazed panels and glass louvres complemented by series of planter boxes on the River Street frontage and the southern side of the building above MacNaughton Place.</p> <p>The new building will have a roof of corrugated metal in 'Surfmist' colour which will appear very similar to the existing roof of the Maclean Civic Hall and blend in with the surrounding buildings.</p> <p>To blend with the roof panes, Colourbond cladding in 'Windspray,' see colour swatch overleaf, will be used on the sides of the extended pediment above the auditorium, the 'theatre box'.</p> 
<i>(e) The landscaping and fencing of the proposed development;</i>	<p>There is no fencing currently at the Maclean Civic Hall, and no fencing is proposed as part of the design for the new building.</p> <p>There is new landscaping, vegetation and paving proposed as part of the new design, referred to above in this table. The landscaping will replace existing landscaping and vegetation at the southern side of the new building. It will enhance the new entry and will be an improvement to the civic precinct streetscape.</p>
<i>(f) The location of car parking spaces and access ways into the development;</i>	An important part of the new design is to provide better access facilities for public benefit including undercover car parking. The public pedestrian access is a noticeable change for the building, with the main entry to the Maclean Civic Hall to be located via a flat or gently sloping landscaped path from River Street.

Business Zones DCP Part E Heritage Conservation	Responses
	Car parking spaces and access is greatly as the design incorporates underfloor car parking for 40 cars with stairs and a lift. This is a goods lift, but it will be available for the community. The stairs will access the covered deck / foyer space with a kitchen and bar. This space provides an accessible spill-over area during large events at the Hall. There are additional stairs on the northern side of the building to directly access the audio-visual area above and at the rear of the stage.
<i>(g) The impact of any proposed advertising signs or structures;</i>	There will be temporary signage across the scaffolding of the demolition and works area that should provide information about the new Hall and its stages of delivery. This will assist in mitigating the disruption to the streetscape, civic area and township in general.
<i>(h) The maintenance of the existing streetscape, where the particular streetscape has significance to the heritage site including impact on grassed verges in the road reserve;</i>	This is not an issue for the current proposal as the existing streetscape does not have significance to the identified heritage significance and history of the existing building, Macleans Civic Hall, nor to the adjacent heritage items within this heritage conservation area.
<i>(i) The impact the proposed use would have on the amenity of the heritage site; and</i>	<p>The use of the building will not change, as the purpose of the project is to provide better facilities in a brand-new Macleans Civic Hall on the site. This will not have an adverse impact on the HCA or for the site.</p> <p>There will be temporary disruption while the existing building is demolished, and the new building constructed. This will need careful signage and management as noted above.</p> <p>The new building will include better facilities for a civic hall. New amenities will replace those that are insufficient and do not comply with disability access standards. The seating capacity in the auditorium will be increased from 172 to 288. The stage and back-stage areas will be made larger and be an improved version on the existing arrangements. Onsite and undercover car parking allows for 40 cars. The kitchen facilities will also be upgraded to serve larger numbers and will include a bar. Essentially, the new building will provide improved and increased facilities for performances for Macleans and the Clarence valley communities.</p>
<i>(j) The effect the construction phase will have on the wellbeing of a heritage building.</i>	The construction phase will have an adverse visual impact on the heritage significance of the adjacent items and within the heritage conservation area. There will be temporary signage across the scaffolding of the demolition and works area that should provide information about the new Hall and its stages of delivery. CVC will need to ensure the above management actions take place.

<i>Business Zones DCP Part E Heritage Conservation</i>	Responses
<i>3. Development in the vicinity of a heritage item should give strong regard to any significant views to and from the heritage item or heritage conservation area and any public domain area.</i>	<p>The current design will not result in negative impacts on views to and from the heritage items in the immediate vicinity. A new roofline will be added to the streetscape, however its pitched design complements the existing rooflines of the earlier adjacent buildings. The significant views along River Street will be improved by removal of the current two-storey brown tile façade of the Maclean Civic Hall. The new building will be a better design and scale for this street frontage.</p> <p>The northern elevation of the building will be a new addition and will be visible behind the heritage listed Post Office, police Station and Courthouse. The new building incorporates a variety of finishes along its northern elevation, which will ensure it is not a dominant element in views that include the smaller scale heritage items on this northern and western alignment.</p> <p>The combination of pitched rooflines, glazing, wall cladding and plants will soften the visual impact of this new building within the HCA for Maclean.</p>

7. MANAGEMENT AND RECOMMENDATIONS

The separate heritage assessment confirmed the heritage significance for the c.1903 Maclean Civic Hall. The local significance relates to its history, historical associations with local figures, social reasons, historical research potential and for its representative values. The significance values are predominately related to its history, and its long-term use as a performance space for Maclean. The building has been changed and adapted during the past 120 years and the hall as a performance space was not identified as an item that needs to be protected and retained in the comparative analysis undertaken as part of the heritage assessment.

Stakeholder consultation in 2021 and 2022 confirmed that the current building does not meet the needs of the community. It was in fact stated by many of the stakeholders that the building is substandard, and that a better performance space for Maclean is badly needed. While there is a genuine fondness for the building and for its past uses, this is strongly associated with the activities that take place there. A new venue on the same site, with better amenities and design, on site car parking, better stage areas and better acoustics would be a better use of the site. This SoHI supports the current plan for removal of the existing timber community hall and replacement on the same site with a better designed and equipped Maclean Civic Hall.

Management and mitigation measures for the project are included here and have been provided to some extent in the preceding tables that address the works in relation to the CVC LEP and DCP.

7.1 Management Actions

Based on the findings of the 2023 Heritage Assessment and this Statement of Heritage Impact, which has assessed the project in line with the statutory regulations, best heritage practices and NSW heritage management guidelines, the following eight management actions and three recommendations are made to mitigate and manage these works:

- 4) The dominant colour scheme for the heritage conservation area relates to the 1890s buildings and includes brick, terracotta and cream, white and beige. These colours or neutral colours along the white to beige scheme are included as part of the exterior design and will be complemented by the plants and landscaping on the southern side of the building.
- 5) The design of the new building and timeframe for construction are to be provided to the public, as part of the scaffolding signage around the site. The demolition and new building will need careful management as this process will have an adverse visual impact on the heritage conservation area.
- 6) There is one commemorative plaque fixed to the current River Street façade of the building. This needs to be carefully removed and refixed to the building after the works are completed in a location to be finalised with the architects.

7.2 Recommendations

Recommendation 1 – Provision of this SOHI to Council's Heritage Advisor

As Clarence Valley Council is the proponent, client and approval body for the proposed works to upgrade the Maclean Civic Hall, it is recommended that this SoHI addressing the proposed impacts be provided to the CVC Strategic Planner and Heritage Advisor, Deborah Wray. Ms Wray can retain a copy of the SoHI and provide any further advice in relation to the works and heritage for CVC.

Recommendation 2 – Heritage Interpretation Plan

This has already been commissioned as part of the project. Its completion will be required as part of the DA. There are a small number of elements that are noted as representing the original and historical building design

and/or have heritage value for historical, aesthetic and social significance. They have either been incorporated into the structure or will be incorporated as part of the heritage interpretation plan in discussion with the architects. They are the following:

- a) The weatherboard exterior and the brick sub structure on the northern side appear to be early or original and are being reused as per the current design.
- b) The curved Wunderlich pressed metal ceiling in the hall and stage. This is an impressive element and the only original decorative element retained from the 1903 original building. It is to be protected and retained and reused where appropriate.
- c) The stage lights, although not remarkable appear to be early or original and provide a sense of history in the very plain stage setting.
- d) There are likely to be items in the below stage storage area, as well as the former Maclean Shire Council timber sign from 1957, that would have historical or heritage significance and will need to be retained for display.

REFERENCES

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- Complete Urban Pty Ltd, Options Analysis April 2023
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- Maclean District Historical Society, Historic Buildings of Maclean, 1976
- Maclean Shire Council plans, 1984
- Nimbus Architecture and Heritage, Renders and Plans, February and April 2023
- NSW Heritage, Assessing heritage significance, 2001
- NSW Department of Planning and Environment, State Heritage Inventory accessed at <https://www.hms.heritage.nsw.gov.au/App/Item/SearchHeritageItems? ga=2.165972984.714120821.1658117920-344545924.1656901875> (Maclean, Clarence Valley and Tweed Shire Council heritage items)
- NSW Land Registry Services, Town of Maclean, Parish of Taloumbi accessed at <https://hlrv.nswlrs.com.au/>
- William Boyd, Maria Cotter and Jane Gardiner, Cognitive Journeys to Cultural Identity: The Maclean Story, Australia ICOMOS Conference Paper, no date
- Thomson Adsett Architecture Plans 2021

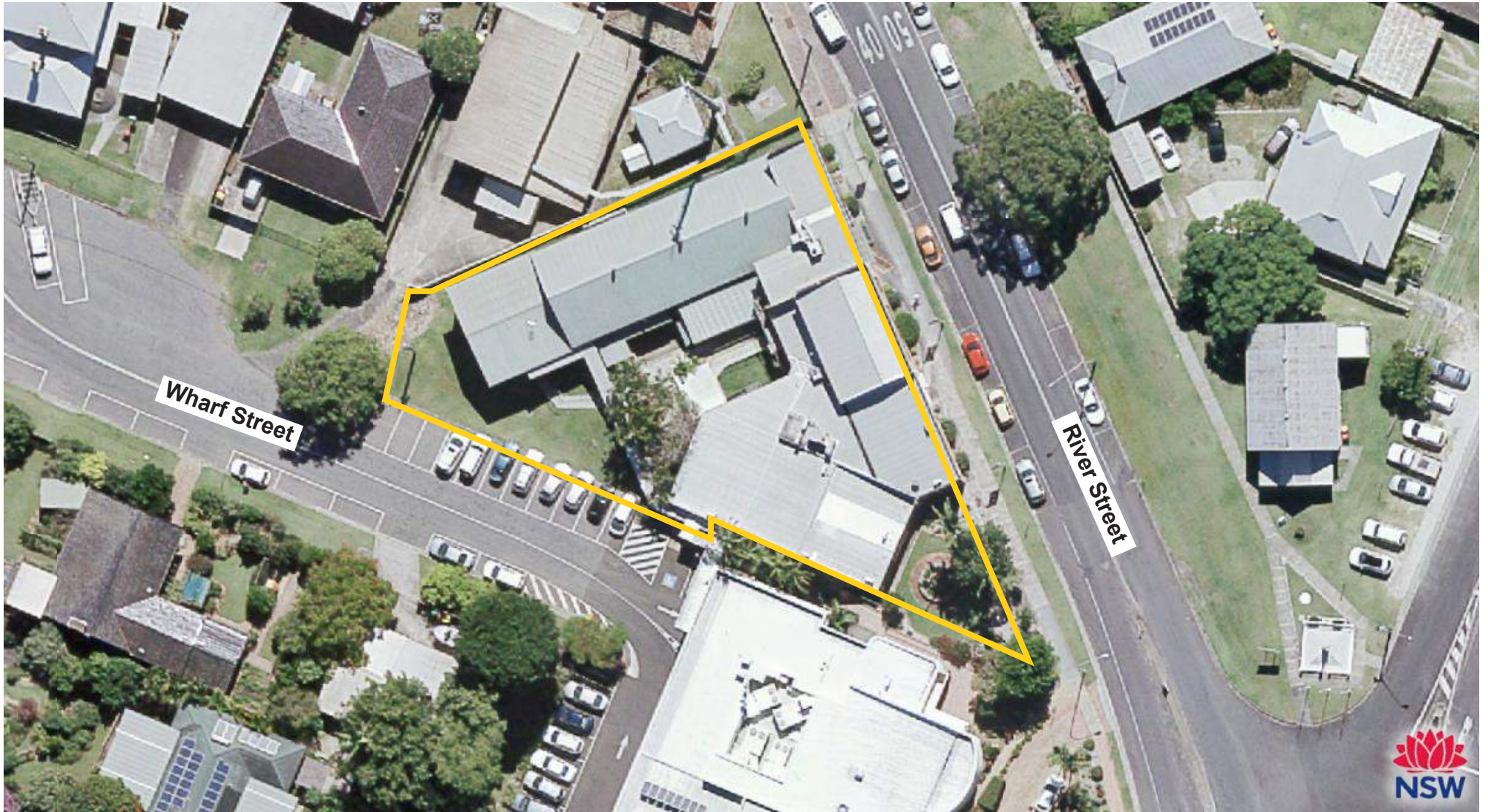
APPENDIX A

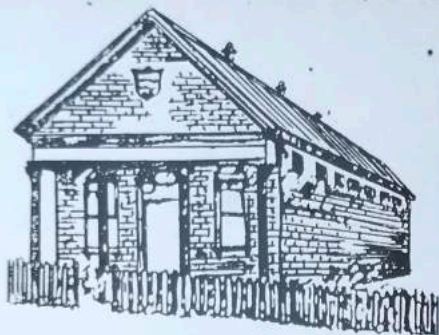
530130 Site Information

APPENDIX B

Options Analysis







MACLEAN CIVIC HALL

This 1903 building was originally "The Mechanics Institute" and was later known as the "School of Arts & Literary Institute".

For many years it served as the only local hall with a stage and was used for dances, concerts, exhibitions, political and public meetings, it is used for those purposes to-day with the upgrading of the stage and a good sound and light system installed. After considerable controversy a new facade was added to match the Council Chambers in 1984.

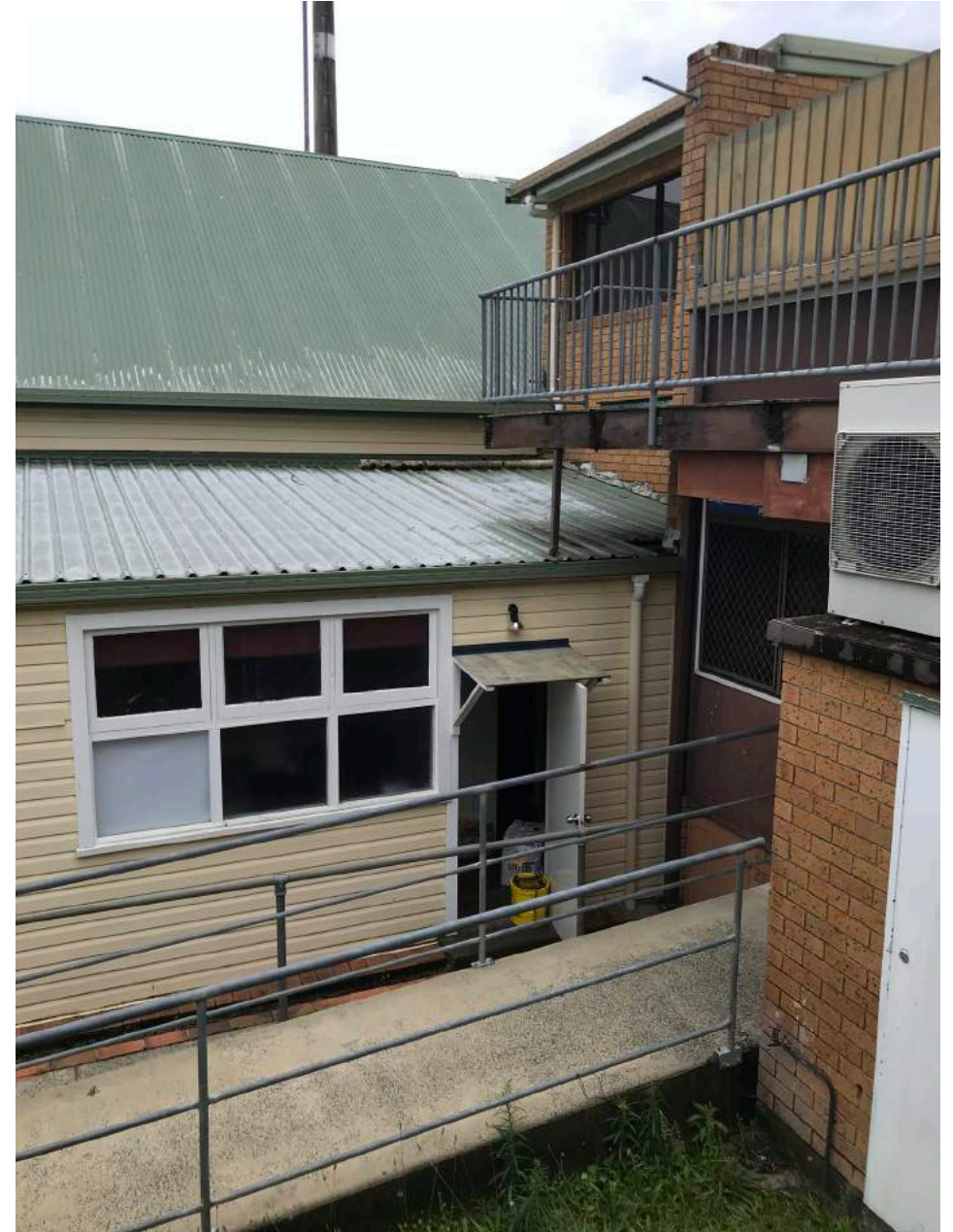
Another Project
of
MACLEAN THE SCOTTISH TOWN IN AUSTRALIA COMMITTEE
SUPPORTED BY THE NSW GOVERNMENT HERITAGE ASSISTANCE PROGRAMME













Stakeholder and Community Feedback:

“Poor arrangement of performance space and back-stage areas”

“Inadequate internal comfort inside the auditorium”

“The hall is unsuitable for its primary purpose; a community hall”

“Upgrades and enhancements to the stage. The area is too small and should be made larger”

“Be capable of accommodating community, school, dance, theatrical and visiting performers”

“Out-of-date street presence”

“Turns it's back on the river”

“Improve back of house performance areas. Larger change areas with possibility to use multi-use rooms as change areas on larger events”

“Activate street frontage”

“Accessibility and parking are key aspects of the design. It needs to be adequate for Phase 1, however the design also needs to consider Phase 2 of the project”

“Scope to investigate the restoration of the facade to original details”

“Capture views to the river”



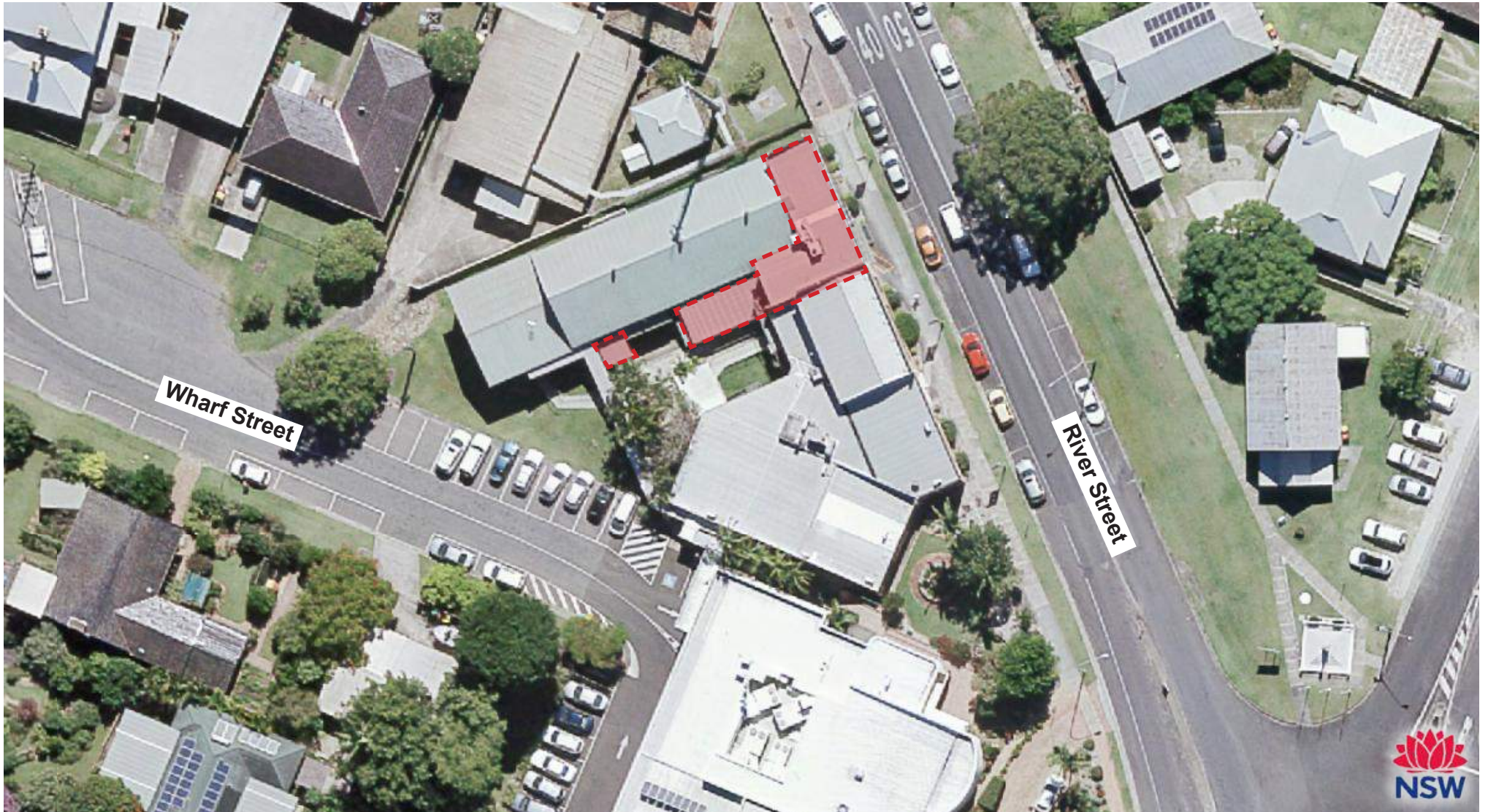
“I would love the opportunity to host a function before or after a show. It would really bring the community together.”
- **Grant, 45, drama teacher**

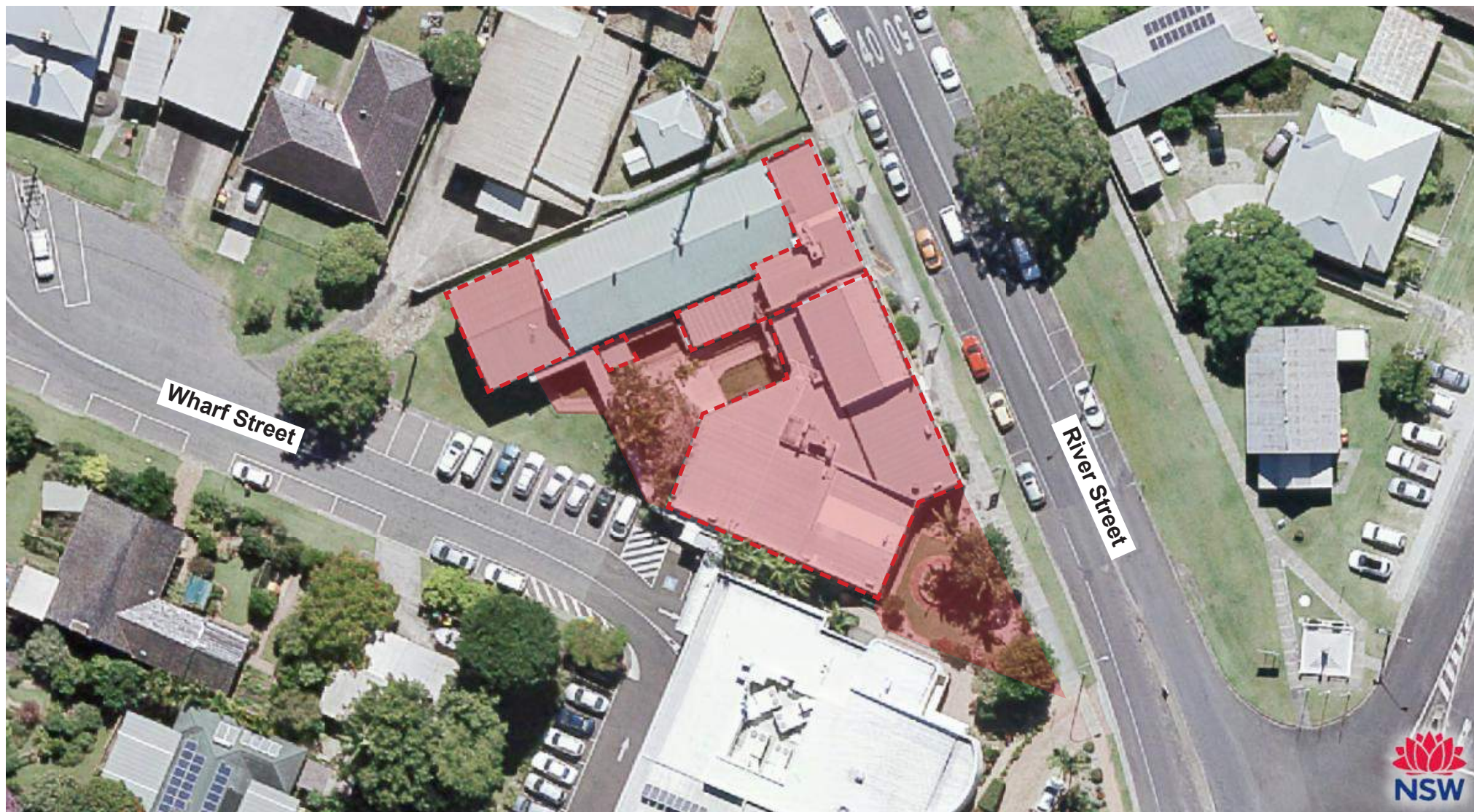
“We love performing! The dressing rooms are a real squeeze but we just stick together!”
- **Lyla & Florence, 15, Maclean High School**

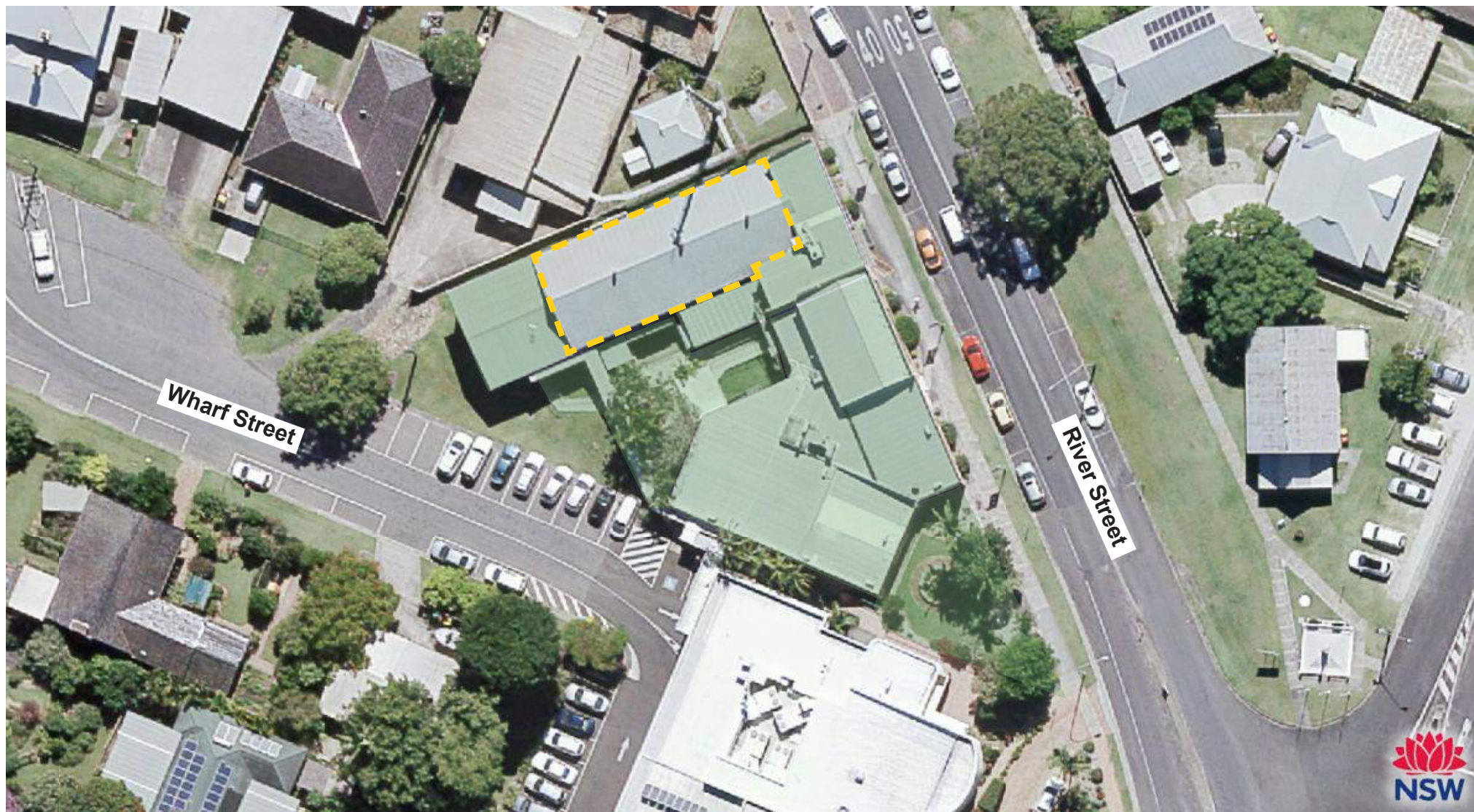
“I enjoy coming to watch my daughter dance, but in summer you cook watching a show. Make sure you bring your fan!”
- **Kai, 52, parent of eisteddfod dancer**

“I’d love to tour and play in the Clarence Valley, it can be tricky to find a venue that has good acoustics and lighting though”
- **Julie, 23, local folk singer**

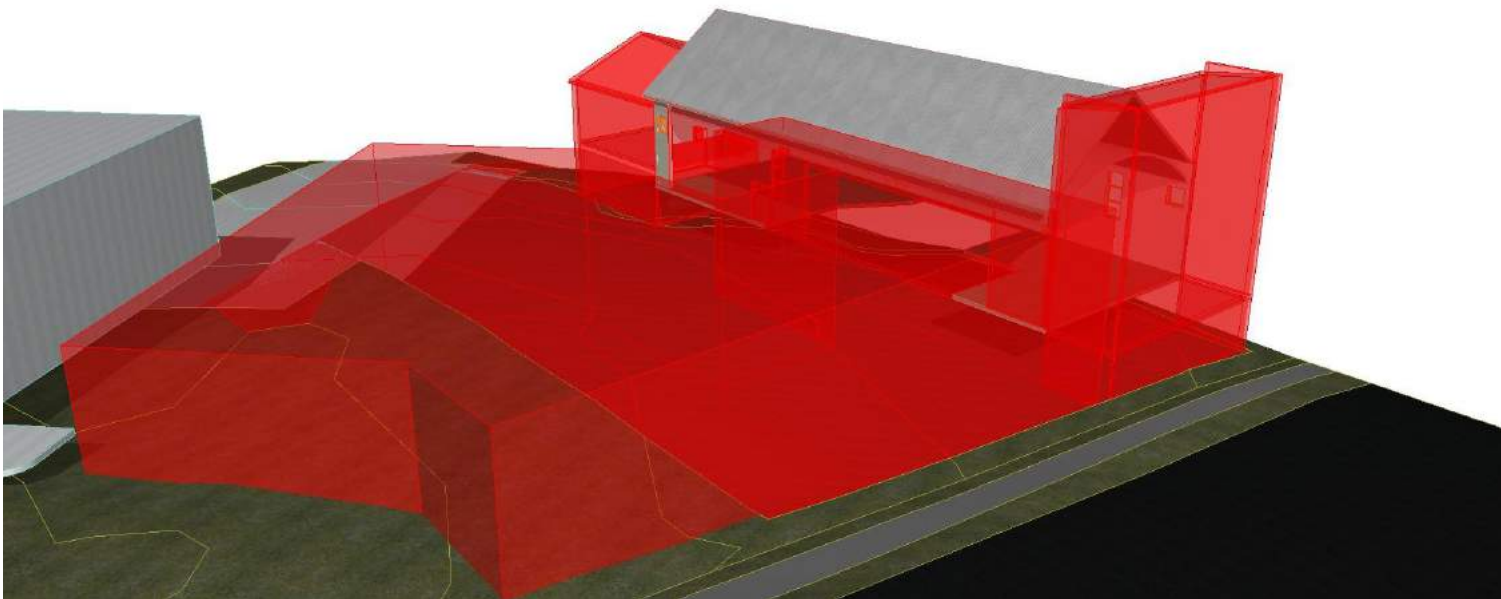
“I used to bring my daughters here when they were growing up, I want them to be able to bring their kids to the precinct one day too.”
- **George, 52, third generation Maclean local**







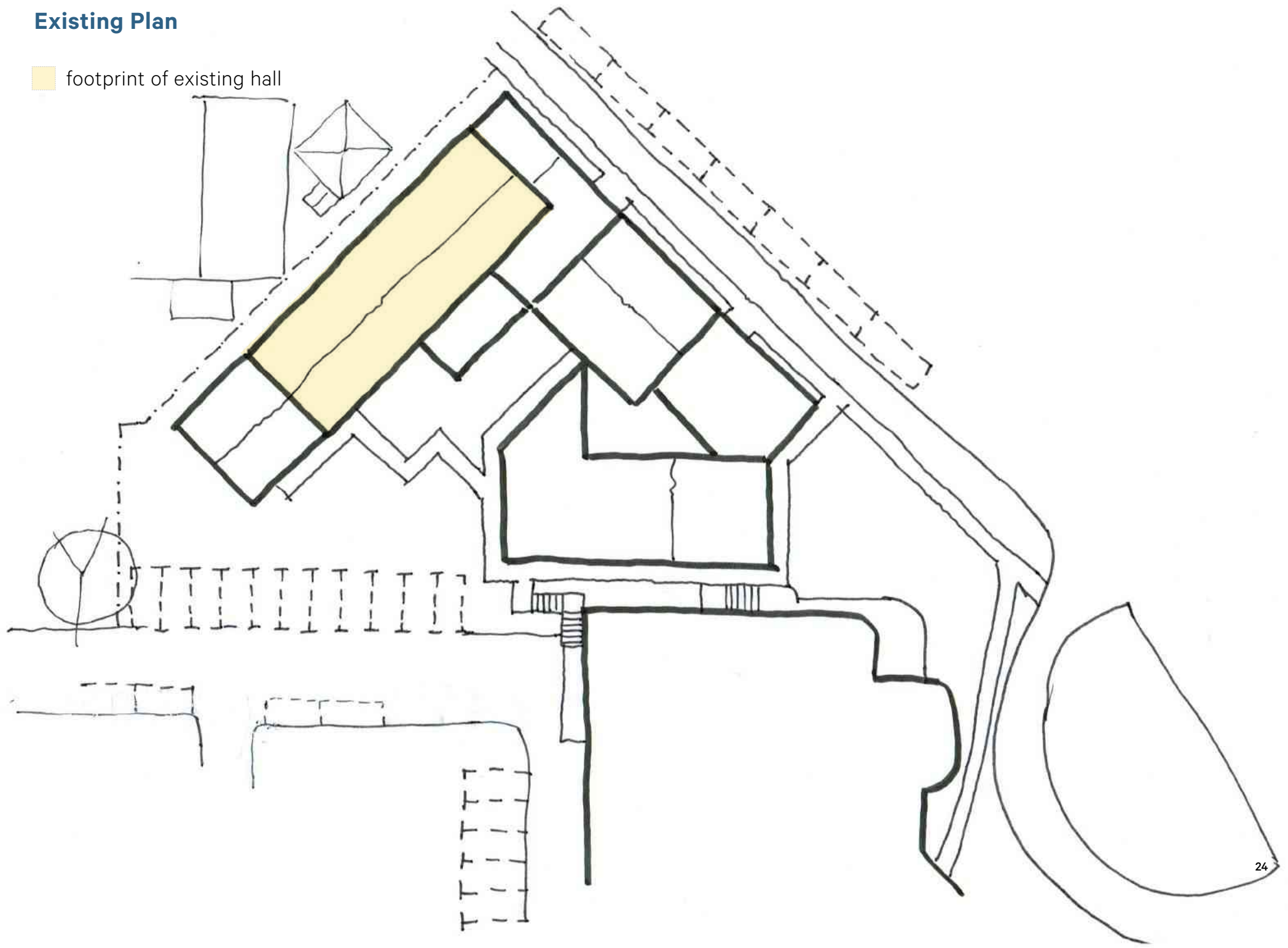






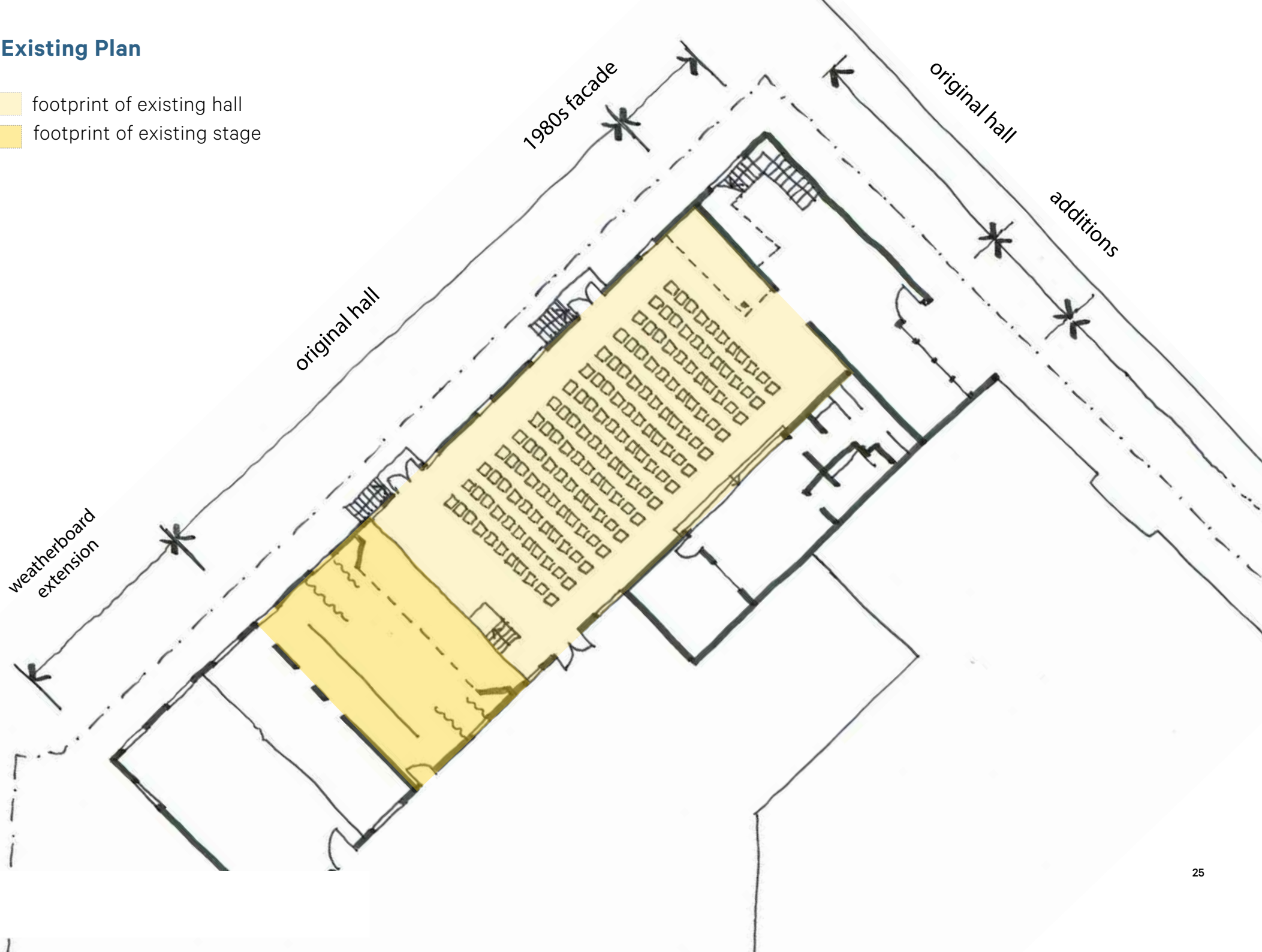
Existing Plan

■ footprint of existing hall



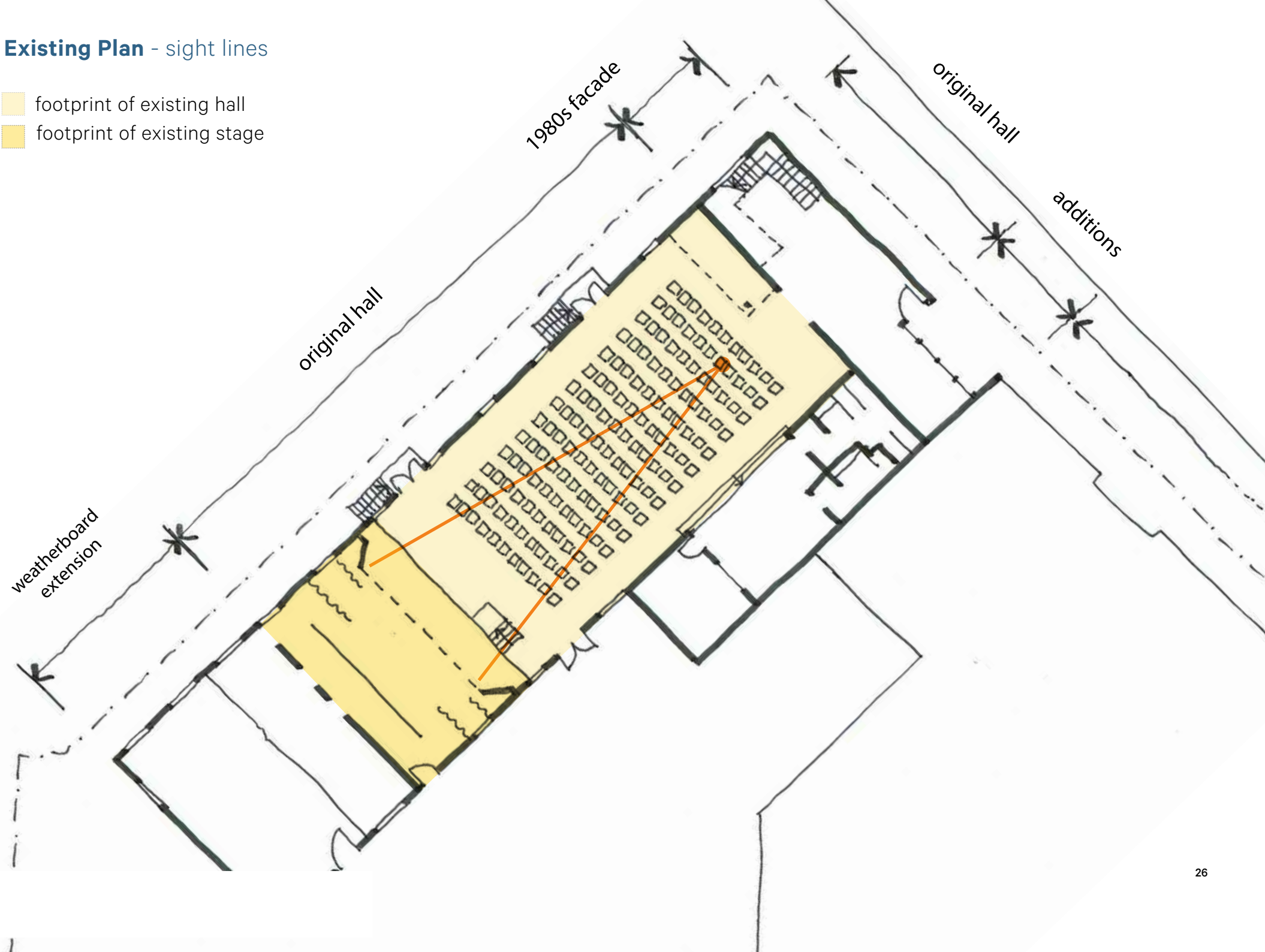
Existing Plan

- footprint of existing hall
- footprint of existing stage

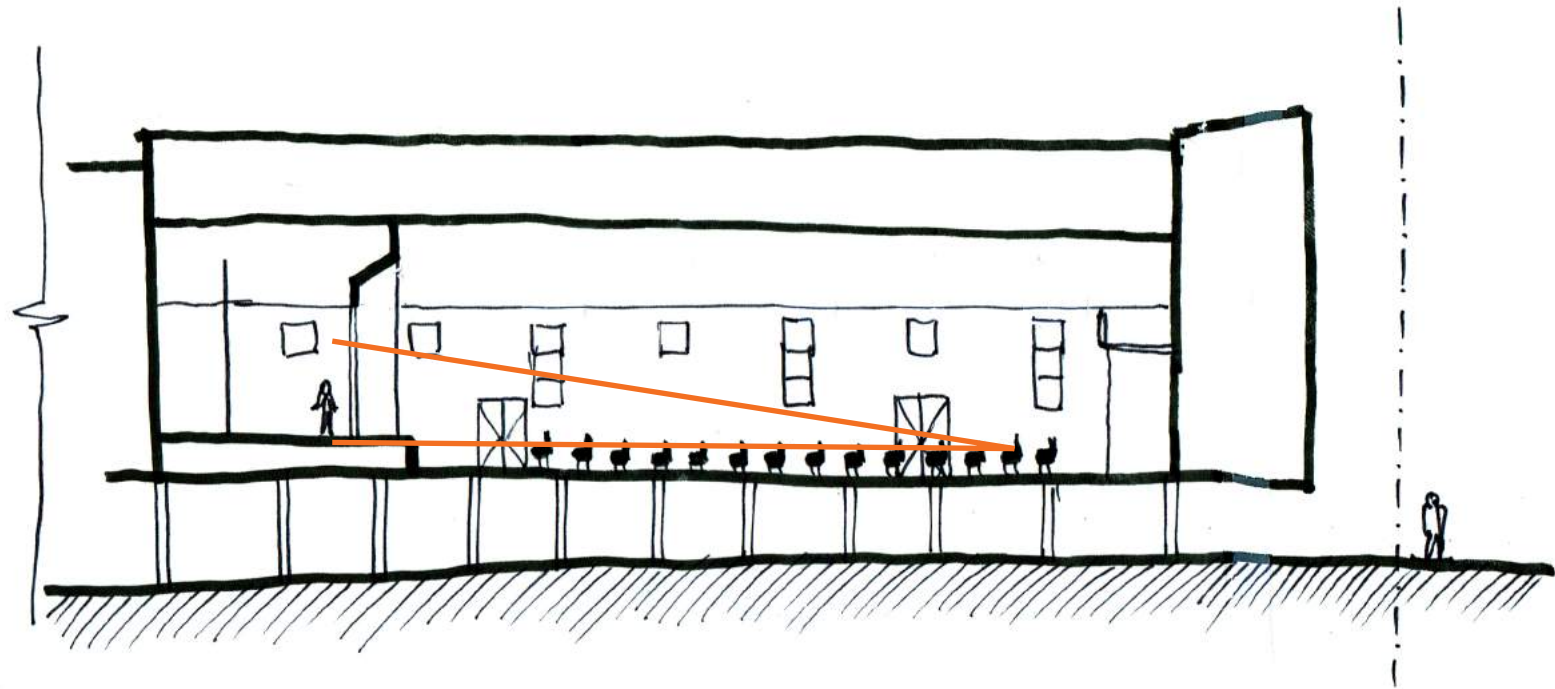


Existing Plan - sight lines

- footprint of existing hall
- footprint of existing stage



Existing Section - sight lines

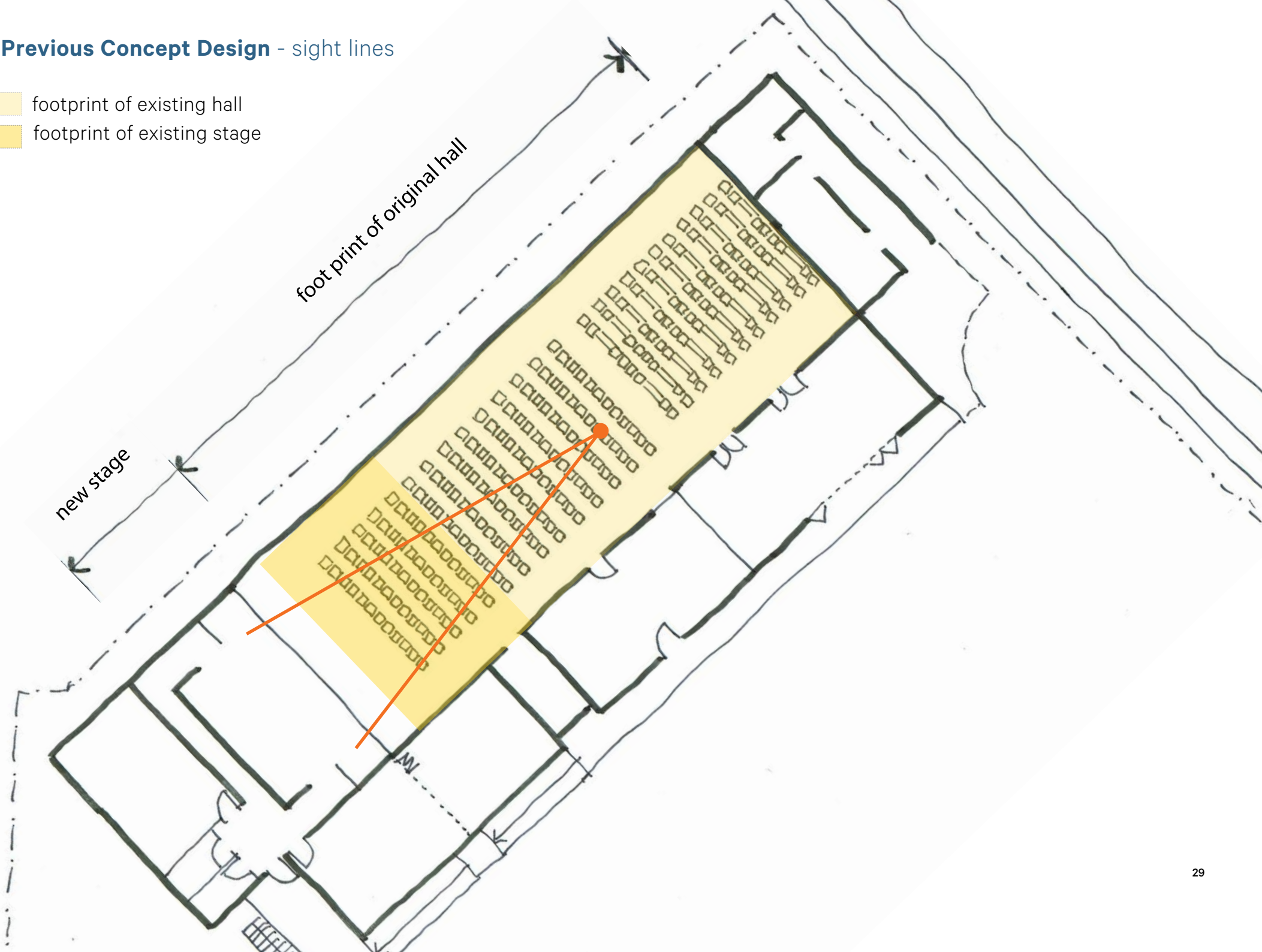


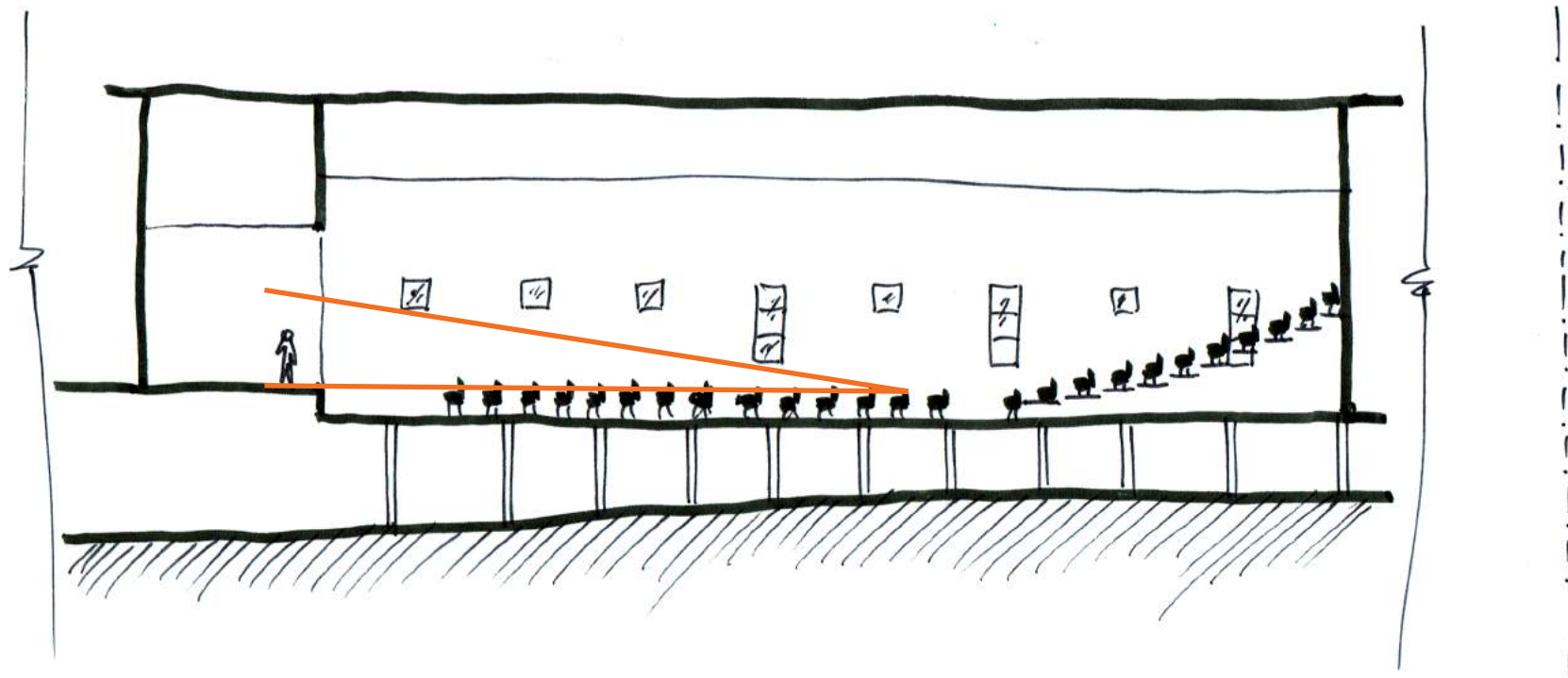
Existing Hall - sight lines



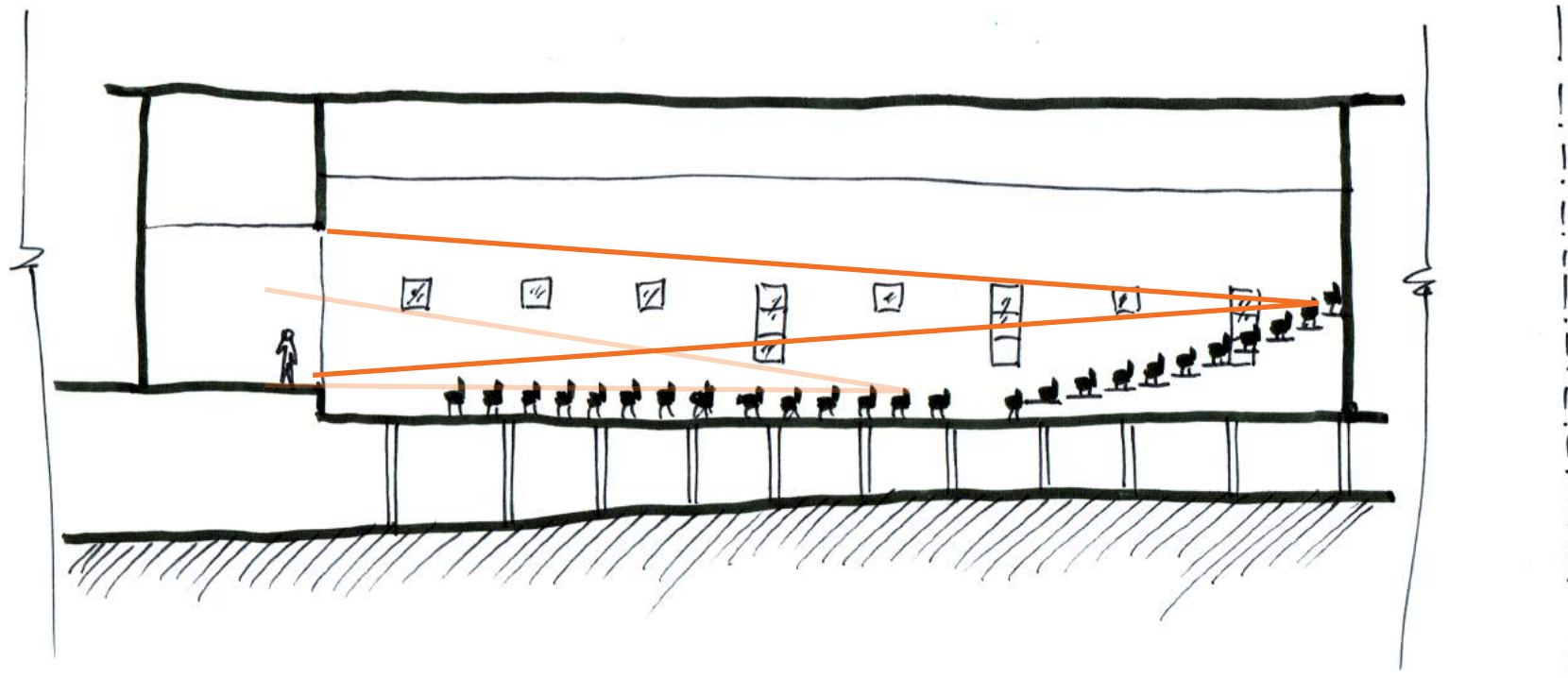
Previous Concept Design - sight lines

- footprint of existing hall
- footprint of existing stage



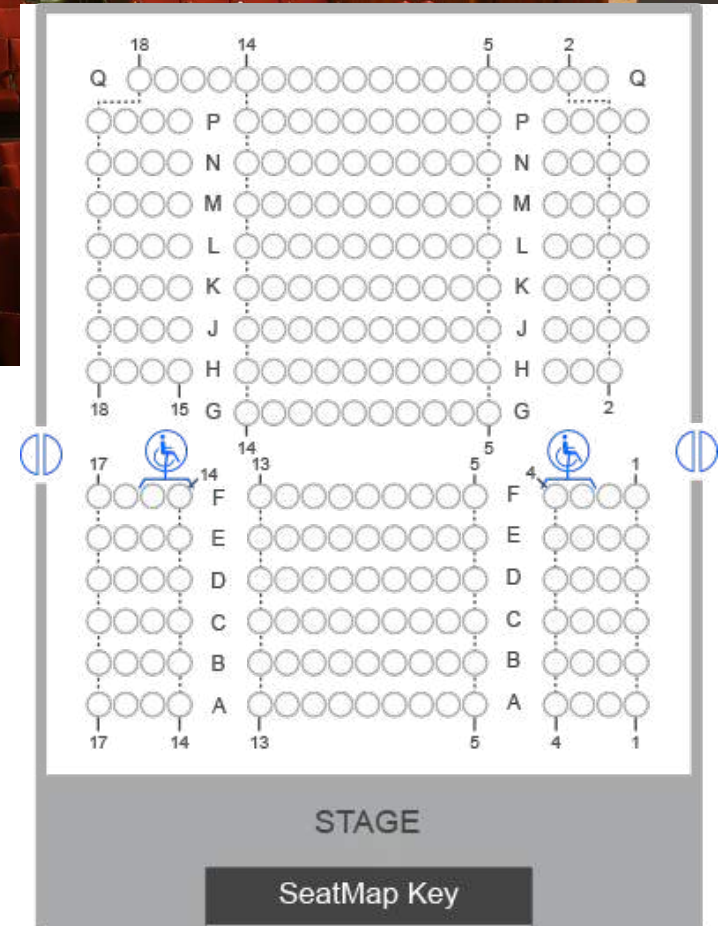
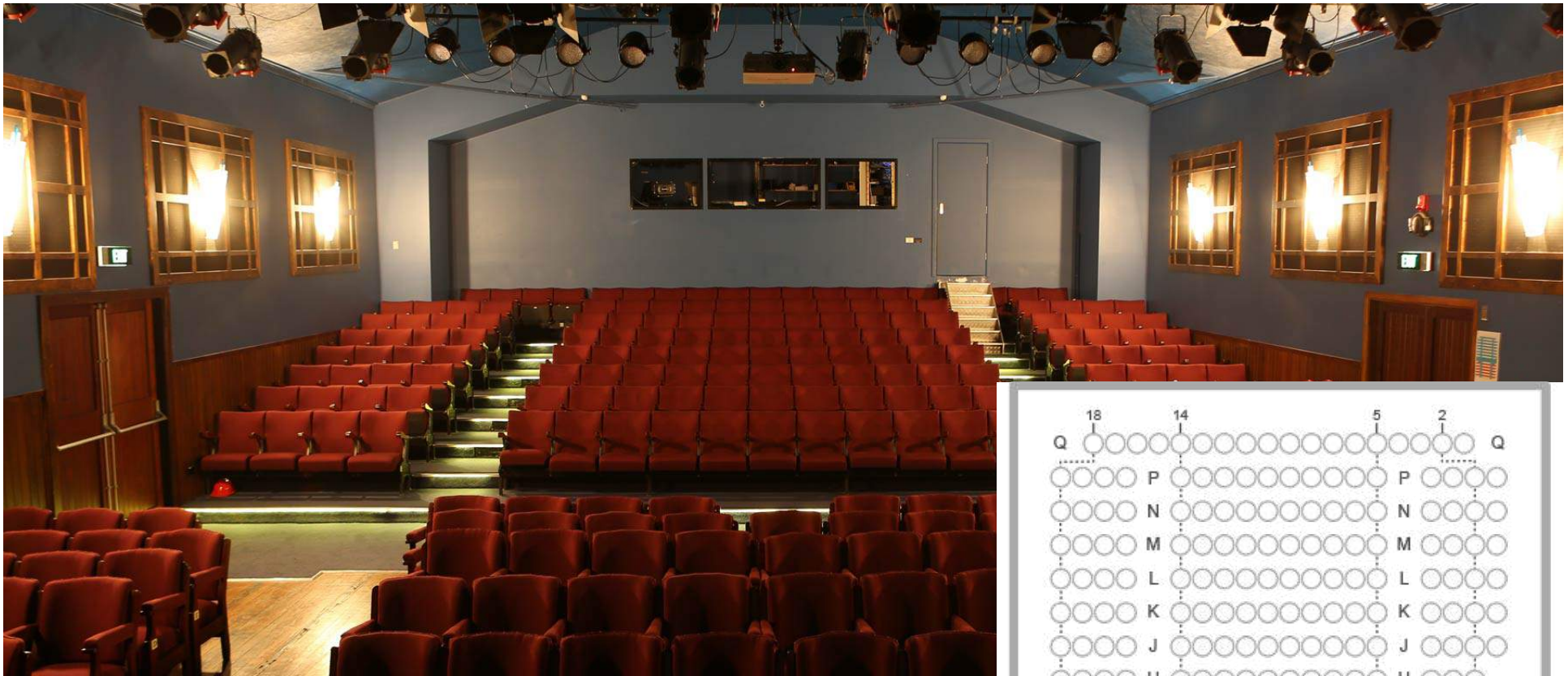


Previous Concept Design - sight lines



Coffs Harbour - Jetty Memorial Hall









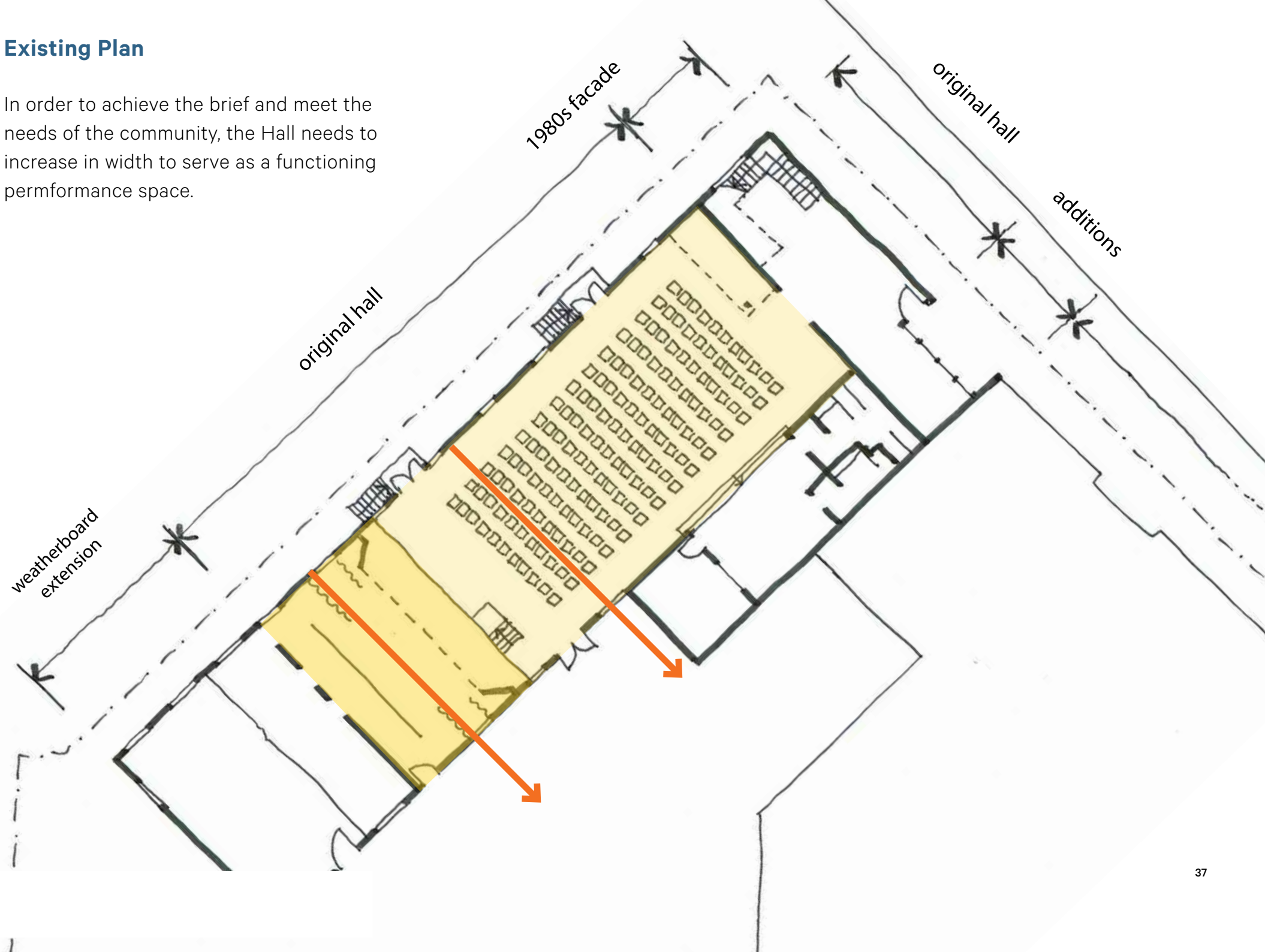


What the district needs is a performance space, where every seat is a good seat


If the Maclean Civic Hall is left as another flat floor multi-purpose space, it will continue to be used in its current manor, as there are other multi-purpose spaces in the community that do that better.

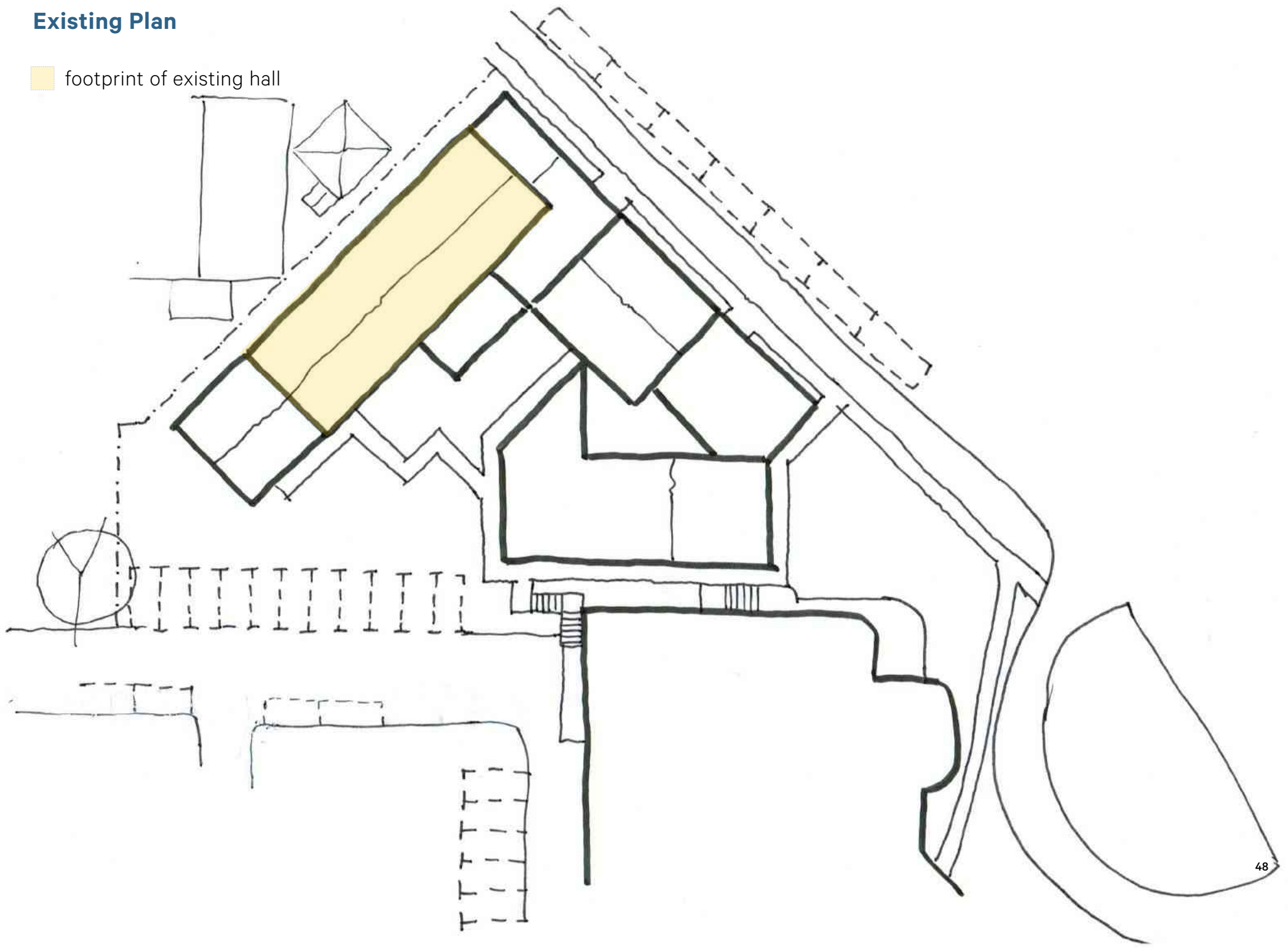
Existing Plan

In order to achieve the brief and meet the needs of the community, the Hall needs to increase in width to serve as a functioning performance space.



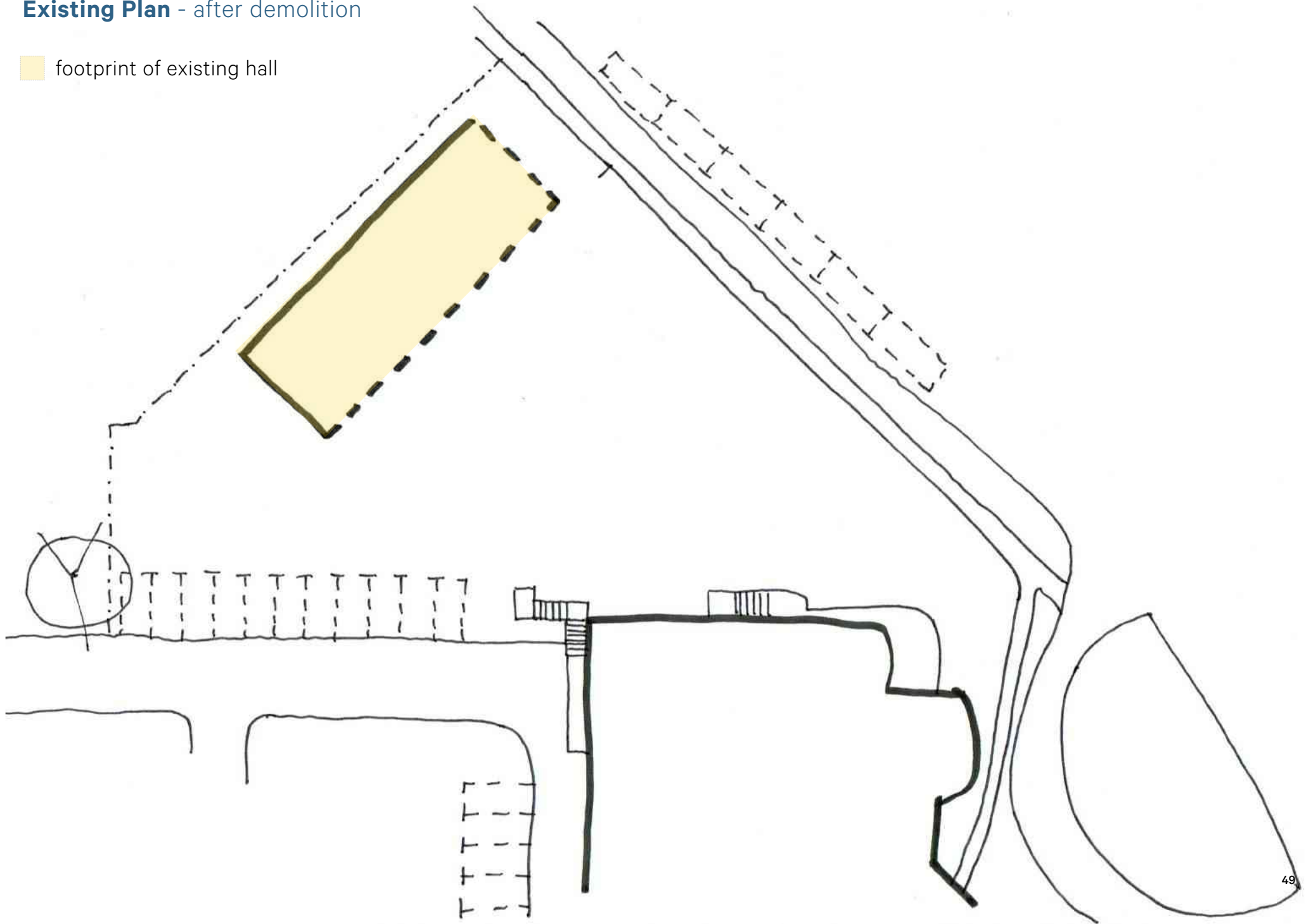
Existing Plan

 footprint of existing hall



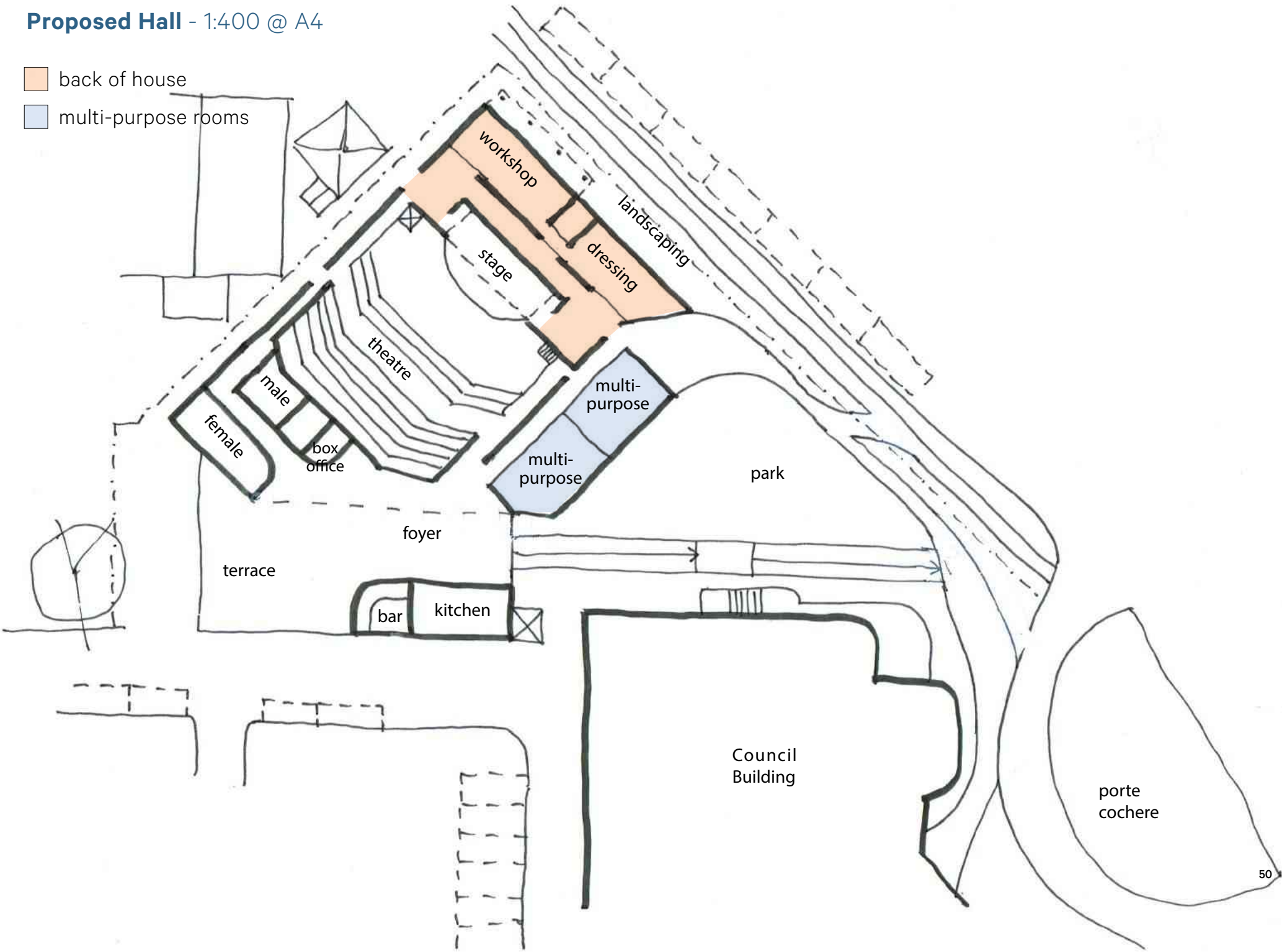
Existing Plan - after demolition

■ footprint of existing hall



Proposed Hall - 1:400 @ A4

- back of house
- multi-purpose rooms



Project: 530130 Maclean Community Precinct (Phase 1)

Architect: Nimbus Architecture & Heritage

Project Manager: Complete Urban

Design Options Matrix

Reference drawings	Description	Heritage comments
Option 1: alterations and additions to existing hall (Thomson Adsett)		
	<ul style="list-style-type: none">▪ Original hall to be retained, extensions/additions to the hall and other existing buildings to be demolished.▪ Additions made to the east, south, and west portions of the subject site (north point on nominated drawings is incorrectly nominated).▪ Additions accommodate public display spaces, amenities, kitchen and servery, foyer, multi-purpose rooms, dressing room and stage.▪ Makes use of basement for storage and driveway access.▪ Gable roof form extended from existing roof structure.▪ Additional 'lean-to' roof forms to be separated from existing hall.▪ Hanging gardens, plantings and landscaping to be incorporated along eastern and southern elevations.▪ Glazed facades at east and south elevations provide natural light and transparency of new forms.▪ Proposed form is sympathetic to existing bulk and form of hall but the auditorium does not provide additional amenity required for the community (capacity, sight lines etc)▪ Proposed building does not provide enough amenity for the community (undercover carparking, pre/post show facilities, etc)▪ Proposed materials and colour palettes are not recessive and do not read as secondary to surrounding forms.▪ Significant risks associated with structural integrity of original hall once later additions are removed.	

Project: 530130 Maclean Community Precinct (Phase 1)

Architect: Nimbus Architecture & Heritage

Project Manager: Complete Urban

Option 2: alterations and additions to existing hall (Louisa Gee Arch + Push)

- Original hall to be retained, extensions/additions to the hall and other existing buildings to be demolished.
 - Additions made to the east, south and west portions of the subject site.
 - Additions accommodate workshop and dressing rooms, stage, theatre seating, box office and foyer, bar and kitchen, multi – purpose and amenities.
 - Existing vaulted barrel roof mimicked in proposed extension to accommodate an enlarged auditorium space to accommodate enlarged capacity, enhanced sight lines etc.
 - Existing roof form extended and mimicked in proposed pavilion to sit adjacent to the existing hall.
 - Proposed roof pitch not sympathetic with existing form.
 - Brick blade screen, hit & miss brick screen and brick veneer facade to be utilised in undercroft, north and south elevations.
 - New verandah proposed at north elevation.
 - Landscaping to be reconfigured into outdoor amphitheatre at south portion of site.
 - Roof form at south elevation not sympathetic to existing roof form and surrounding structures.
 - Proposed building does not provide enough amenity for the community (undercover carparking)
 - Proposed materials and colours, roof form and bulk of site overwhelm surrounding buildings and is not sympathetic.
 - Significant costs associated with structural elements to support double barrel roof design not in line with budget.
 - Significant risks associated with structural integrity of original hall once later additions are removed.
-

Project: 530130 Maclean Community Precinct (Phase 1)

Architect: Nimbus Architecture & Heritage

Project Manager: Complete Urban

Option 3: demolition of existing hall for new auditorium (NAH)

- Existing hall to be demolished.
 - Proposed new structure expands from previous hall form, making use of available space at east, south and west portions of subject site.
 - Proposed new structure to connect with existing River Street Community Precinct via outdoor landscaped piazza.
 - Connection through the site via the stair, ramp and lift access located adjacent to the main entry.
 - Proposed new structure to make use of basement level for carparking, services, storage and waste rooms.
 - Ground floor level to accommodate entrance to 2 level auditorium, stage, workshop spaces, box office and multi-purpose spaces. Access to stage and dressing rooms provided from River Street. Bar, kitchen, function room with foyer and amenities are also included in ground floor.
 - Auditorium and AV room to extend into 2nd storey and roof space.
 - Glazed facades to make use of operational and fixed windows (varying styles) on all elevations.
 - Proposed roof form refers to previous hall form and heritage precinct without mimicry.
 - Roof forms step reduce in scale towards the public road reserve and increase in height (as necessary for the auditorium) further away from the street to reduce apparent bulk and scale.
 - Proposed materials and colour palettes sympathetic to surrounding structures ensures new structure to read as secondary. Hard landscaping palette sympathetic to the heritage context.
 - Materials palette to include interpretation: heritage materials sourced from the existing hall.
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Project: 530130 Maclean Community Precinct (Phase 1)

Architect: Nimbus Architecture & Heritage

Project Manager: Complete Urban

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- Planter boxes proposed to east, south and southwest elevations.
 - Proposed new structure bulk and form does not impact the views from surrounding structures.
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Option 4: relocation of existing hall for new auditorium (NAH)

- Existing hall to be relocated off site to a new site within the LGA for use by the community.
 - Feasibility of successful relocation is extremely low due to structural integrity, age of building, and cost of undertaking relocation and re-establishment works.
 - Significant costs associated with relocation not in line with budget including design and construction of new foundations/support structures, walls, flooring and roofing to building and amenities on new site (i.e. mechanical ventilation, toilets, ramps, stairs, kitchen facility, pathways, driveways etc.) to enable the relocated building to be compliant with current building standards and usable/accessible.
 - Proposed new structure expands from previous hall form, making use of available space at east, south and west portions of subject site.
 - Proposed new structure to connect with existing River Street Community Precinct via outdoor landscaped piazza.
 - Connection through the site via the stair, ramp and lift access located adjacent to the main entry.
 - Proposed new structure to make use of basement level for carparking, services, storage and waste rooms.
 - Ground floor level to accommodate entrance to 2 level auditorium, stage, workshop spaces, box office and multi-purpose spaces. Access to stage and dressing rooms provided from River Street. Bar, kitchen, function room with foyer and amenities are also included in ground floor.
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