

# STATEMENT OF HERITAGE IMPACT

**Proposed Development at  
Inverell Police Station  
109 Otho Street  
Inverell**



Job No. 8729  
May 2020

**Heritage21**  
CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

RAPPOPORT PTY LTD ©  
CONSERVATION ARCHITECTS AND HERITAGE CONSULTANTS  
Suite 48, 20-28 Maddox Street, Alexandria, NSW 2015  
(02) 9519 2521  
[reception@Heritage21.com.au](mailto:reception@Heritage21.com.au)

---

Heritage Impact Statements

Conservation Management Plans

On-site Conservation Architects

Photographic Archival Recordings

Interpretation Strategies

Expert Heritage Advice

Fabric Analyses

Heritage Approvals & Reports

Schedules of Conservation Work

**TABLE OF CONTENTS**

<b>1.0 INTRODUCTION</b>	<b>4</b>
1.1 BACKGROUND	4
1.2 SITE IDENTIFICATION	4
1.3 HERITAGE CONTEXT	5
1.4 PURPOSE	8
1.5 METHODOLOGY	8
1.6 AUTHORS	8
1.7 LIMITATIONS	8
1.8 COPYRIGHT	9
<b>2.0 HISTORICAL CONTEXT</b>	<b>10</b>
2.1 LOCAL HISTORY	10
2.2 HISTORY OF THE INVERELL POLICE STATION	12
<b>3.0 PHYSICAL EVIDENCE</b>	<b>19</b>
3.1 THE SETTING	19
3.2 PHYSICAL DESCRIPTION	19
3.3 CONDITION AND INTEGRITY	21
3.4 VIEWS	21
<b>4.0 HERITAGE SIGNIFICANCE</b>	<b>22</b>
4.1 ESTABLISHED SIGNIFICANCE	22
4.2 HERITAGE ITEMS IN THE VICINITY	23
4.3 ASSESSMENT OF SIGNIFICANCE	25
4.4 STATEMENT OF CULTURAL SIGNIFICANCE	27
<b>5.0 WORKS PROPOSED</b>	<b>28</b>
5.1 PROPOSAL DESCRIPTION	28
5.2 DRAWINGS	28
<b>6.0 ASSESSMENT OF HERITAGE IMPACT</b>	<b>38</b>
6.1 HERITAGE MANAGEMENT FRAMEWORK	38
6.2 HERITAGE IMPACT ASSESSMENT	40
<b>7.0 CONCLUSION &amp; RECOMMENDATIONS</b>	<b>46</b>
7.1 IMPACT SUMMARY	46
7.2 MITIGATION MEASURES	47
7.3 GENERAL CONCLUSION	47
<b>8.0 SOURCES</b>	<b>48</b>

### Acknowledgement of Country

Heritage 21 wishes to acknowledge the Traditional Owners of country throughout Australia and recognise their continuing connection to land, waters and community. We pay our respects to them and their cultures; and to elders both past and present.

**Cover page:** Former Inverell Police Station, located at 109 Otho Street, Inverell. (Source: Heritage 21, 4 March 2020)

The following Table forms part of the quality management control undertaken by Heritage 21 regarding the monitoring of its intellectual property as issued.

Issue	Description	Date	Written by	Reviewed by	Issued by
1	Draft report (D1) issued for comment.	01.05.2020	LS	PR	LS
2	Report issued (RI) for Crown Development Application.	07.05.2020	LS	-	LS

## 1.0 INTRODUCTION

### 1.1 Background

This Statement of Heritage Impact ('SOHI' or 'report') has been prepared on behalf of Richmond and Ross who have been engaged by the owner of the site to submit a Crown Development Application for a new development at the site, including the construction of new Police Station. Approval was previously granted, for DA-74/2019, for the demolition of the former Police Station and associated structures.

### 1.2 Site Identification

The subject site is located at 109 Otho Street, Inverell which falls within the boundaries of the Inverell Shire Council Local Government Area (LGA) and it comprises Lot 7102/ DP1153744 which is defined as Crown Land. As depicted in Figure 1 below, the site is located near the intersection of Rivers Street, bound by Campbell Street at the rear. The setting and topography of the site will be more fully described in Section 3.0 below.



**Figure 1.** Contemporary aerial view of the site highlighted in yellow, and surrounding urban environment (Source: NSW Land and Property Information, 'SIX Maps', n.d., <http://maps.six.nsw.gov.au/>)



**Figure 2.** Aerial view of structures in and around site prior to the demolition of the former Police Station, the Former Detective's Building and associated shed structures. (Source: NSW Land and Property Information, 'SIX Maps', n.d., <http://maps.six.nsw.gov.au/>, annotated by Heritage 21)

### 1.3 Heritage Context

#### 1.3.1 Heritage Listings

The subject site contains items of environmental heritage listed under Schedule 5 of the Inverell Local Environmental Plan 2012 ('ILEP'). It is not listed on the NSW State Heritage Register, the National Heritage List or the Commonwealth Heritage List. However, the site does contain items listed on the National Trust Register (NSW), and the former Register of the National Estate.<sup>1</sup>

The details of the listings follow:

Statutory List – Legislative Requirements				
List	Item Name	Address	Significance	Item No.
Inverell Local Environment Plan 2012	Court House	115-119 Otho Street	Local	I160
	Police Residence	4 Rivers Street	Local	I163
State Heritage Register	-	-	-	-
Commonwealth Heritage List	-	-	-	-
National Heritage List	-	-	-	-
Non-Statutory List – Information Only				
List	Item Name/ Description	Item No.		
National Trust Register - National Trust NSW	Inverell Court House	Classified by the National Trust of Australia (NSW) and part of a group of buildings in		

<sup>1</sup> The Register of the National Estate ceased as a statutory heritage list in 2007; however, it continues to exist as an inventory of Australian heritage places.



		Evans and Otho Street, and classified as Inverell Street.
Former Register of the National Estate <sup>2</sup>	Inverell Courthouse	335
RAIA Register of Significant Architecture in NSW	-	-
<b>Additional Registers</b>		
<b>List</b>	<b>Item Name/ Description</b>	
NSW Police Force Section 170 Register	Inverell Residence 3 & 4 Rivers Street	
Attorney General Department S170 Register	Inverell Court House	



**Figure 3.** Detail from Heritage map HER\_008A. The site is outlined in blue, heritage items shaded brown and heritage conservation areas are hatched red (Source: NSW Legislation Online, <https://www.legislation.nsw.gov.au/maps>, annotated by Heritage 21).

### 1.3.2 Heritage Conservation Areas

As depicted in Figure 3 above, the subject site is located within the boundaries of the Inverell CBD Heritage Conservation Area ('HCA'), listed under Schedule 5 of the ILEP 2012.

Properties located within the HCA fall into one of the three following classifications:

- **Contributory Item** – the property makes a positive contribution to the character and heritage significance of the HCA.
- **Neutral Item** – the property does not contribute nor detract from the character and heritage significance of the HCA.

<sup>2</sup> The Register of the National Estate ceased as a statutory heritage list in 2007; however, it continues to exist as an inventory of Australian heritage places.

- Non-Contributory Item – the property detracts from the character and heritage significance of the HCA.

The Inverell Shire Council does not employ a contributions map. However, Heritage 21 has assessed all buildings/structures on the subject site into the following classifications:

#### **Contributory**

- Court House;
- Police Residential Building; and
- Child Abuse Squad (4 Rivers Street).

#### **Neutral/Non-Contributory**

- Forensic Services Group (62 Campbell Street); and
- Garage and shed structures.

### **1.3.3 Heritage Items in the Vicinity**

The subject site is situated within the general vicinity of the following heritage items listed under Schedule 5 of the ILEP 2012. The details of the listings follow:

Item	Address	Significance	Item Number
Former Rural Bank	107 Otho Street	Local	I151
Inverell Post Office	97 Otho Street	State	I159
Inverell Town Hall	5-7 Evans Street	Local	I106
Building	129-135 Otho Street	Local	I153
Masonic Lodge	166 Otho Street	Local	I156
Inverell Ambulance Station	172 Otho Street	Local	I157
Town and Country Club	174 Otho Street	Local	I158
Colonial Mutual Life Building	136-138 Otho Street	Local	I154
Inverell Club	1-3 Evans Street	Local	I102
Former Austral Band Hall	Campbell Street	Local	I095
Butler Hall	5-7 Evans Street	Local	I104
Former School of Arts	5-7 Evans Street	Local	I105
QBE Building	73-77 Otho Street	Local	I145
Former Bank	79-81 Otho Street	Local	I146
Former National Bank	83-85 Otho Street	Local	I149
Federation commercial building	126 Otho Street	Local	I152
Ireby Lodge	69 Vivian Street	Local	I187

The proposed development of the site is not located within the visual catchment of heritage items I145, I146, I149 or I149 listed above and neither is it considered to be sufficiently proximate to those places to warrant discussion in the Heritage Impact Assessment contained in Section 6.0 of this SOHI. Accordingly, the discussion in Section 6.0 of this SOHI of the potential heritage impact of the proposal on heritage items in the vicinity is limited to I153, I151, I159, I154, I152, I153, I95, I104, I105, I102, I156, I157, I158 and the Inverell CBD HCA.

## 1.4 Purpose

The subject site contains heritage items, is located within the Inverell CBD Heritage Conservation Area and is located in the vicinity of heritage items, all of which are listed under Schedule 5 of the ILEP 2012. Sections 5.10(4) and 5.10(5) of the ILEP 2012 require Inverell Shire Council to assess the potential heritage impact of non-exempt development, such as the proposed works (refer to Section 5.0), on the heritage significance of the abovementioned heritage items and heritage conservation area and, also, to assess the extent (whether negative, neutral or positive) to which the proposal would impact the heritage significance of those heritage items and the Inverell CBD HCA. This assessment is carried out in Section 6.0 below.

Accordingly, this SOHI provides the necessary information for Inverell Shire Council and the Northern Regional Planning Panel to make an assessment of the proposal on heritage grounds.

## 1.5 Methodology

The methodology used in this SOHI is consistent with *Statements of Heritage Impact* (1996) and *Assessing Heritage Significance* (2001) published by the Heritage Division of the NSW Office of Environment and Heritage and has been prepared in accordance with the principles contained in the most recent edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* 2013 ('Burra Charter').

## 1.6 Authors

This Statement of Heritage Impact ('SOHI' or 'report') has been prepared by Lauren Schutz and overseen by Paul Rappoport, of Heritage 21, Heritage Consultants.

## 1.7 Limitations

- This SOHI is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions or proposals of a planning or compliance nature. It is assumed that compliance with non-heritage aspects of Council's planning instruments, the BCA and any issues related to services, contamination, structural integrity, legal matters or any other non-heritage matter is assessed by others.
- This SOHI essentially relies on secondary sources. Primary research has not necessarily been included in this report, other than the general assessment of the physical evidence on site.
- It is beyond the scope of this report to address Indigenous associations with the subject site.
- It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.
- It is beyond the scope of this report to assess items of movable heritage.



- Heritage 21 has only assessed aspects of the subject site that were visually apparent and not blocked or closed or to which access was not given or was barred, obstructed or unsafe on the day of the arranged inspection.

## 1.8 Copyright

Heritage 21 holds copyright for this report. Any reference to or copying of the report or information contained in it must be referenced and acknowledged, stating the full name and date of the report as well as Heritage 21's authorship.

## 2.0 HISTORICAL CONTEXT

### 2.1 Local History

The following history of Inverell was extracted from the Inverell Shire Council website:<sup>3</sup>

*Before its exploration by Allan Cunningham in 1827, the Inverell district was included as part of the taurai (hunting ground or territory) of five Aboriginal tribes. Following in the explorer's steps, squatters moved into the district from about 1835, establishing large sheep and cattle stations. While some squatters and their employees lived peaceably with the Aborigines, others were determined to exploit or eradicate them. In June 1838 the Myall Creek massacre occurred 35km from present Inverell. This became famous in Australian history because it was the first time that white men were punished (hung) for killing Aborigines. It was not an isolated incident. Subsequent massacres went unreported.*

*Many of the early property owners came from Scotland, bringing with them their Presbyterian faith, Gaelic language and Scottish customs. One, Alexander Campbell, gave Inverell its name, made of two Gaelic words – “Inv” a meeting place and “Ell” swans, so named because of the many swans in the area at that time. Campbell arrived in Australia in 1824 and was employed by Peter Macintyre in the Hunter Valley. Macintyre, also a Scotsman, had been formerly employed by Lord Gwydir and then T.P. Macqueen – a British MP who invested large sums of money in NSW and thus received substantial land grants of 20,000 acres. Macintyre was in charge of Macqueen's Australian ventures and arrived in NSW in 1825.*

*During the period Peter McIntyre owned “Byron Plains”, the Andersons had “Newstead” and the Borthwick family “Auburn Vale”. In 1853 the McIntyres invited Colin and Rosanna Ross to come to the hill overlooking Green Swamp and set up a store on Byron Station land. They did so, but soon the settlement moved onto the flat area, the present CBD, which was on Inverell Station land. The area proved to be flood-prone but was marked out as a town by Surveyor Henderson in 1856 and the first lots sold in 1859. The public school opened in 1862 and the area was incorporated as a municipality in 1872.*

*Inverell grew slowly until 1871 when the first viable tin deposits in Australia were discovered at Elsmore and Tingha and soon after more mines soon dotted the granite belt. Tin remained significant in Inverell's economy for over a century. Many of the miners were from China, others from Cornwall and others were former gold miners.*

---

<sup>3</sup> Inverell Shire Council, <https://inverell.nsw.gov.au/building-and-development/history-and-heritage/inverells-history/>

*From the late 1860s selectors moved in to the big stations, and a degree of closer settlement took place.*

*During the 1890s the district suffered from climatic extremes and economic depression but two new mineral sources, silver and diamonds began to be exploited. The basic streetscape of Inverell's Otho Street reflects the prosperity of the period from 1888-1914.*

*After the breaking of the 1902 drought the mines were flourishing and as well official closer settlement began – the first in NSW was the government division of Myall Creek into 135 farms creating the township of Delungra. It was during this period, between 1901-1909, that the New South Wales parliament introduced Closer Settlement Acts. The purpose of these Acts was to reform land holdings and in particular to break the squatters' domination of land tenure.*

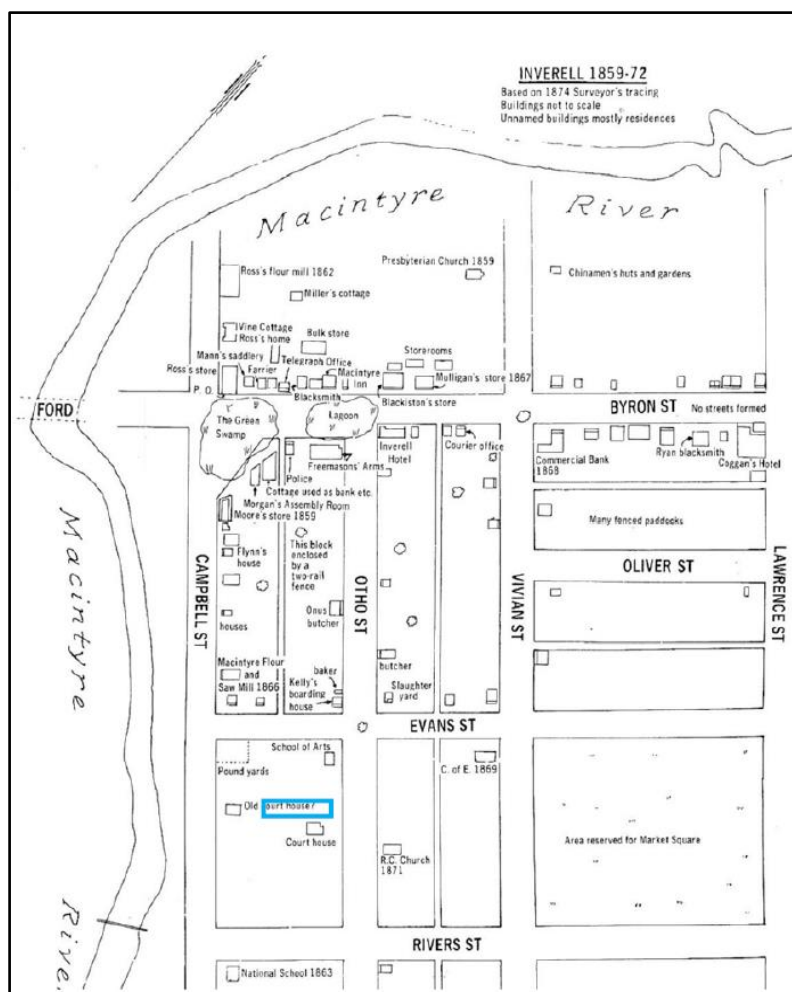
*The arrival of Inverell's railway in 1901, as a branch line from Moree, permitted the introduction of dairying, which remained an important industry until the mid-1950s. From the 1860s wheat was grown successfully on Inverell's soils. The most fertile are the black soil river flats, but crops also flourish on lighter soils. Large numbers of sheep and cattle have been run since the early days of settlement. During the first half of the 20th century the country areas around Inverell were thickly populated with farmers and miners and small villages flourished everywhere, but the majority of these declined into insignificance during the second part of the 20th century, particularly after the closure of many small schools in the late 1960s.*

*The town of Inverell has suffered changes common to the rest of Australia, with two world wars, a depression and the slow decline of small mixed farming since the mid-1960s. While the district is not as prone to drought as most other areas of NSW, the town was flooded seriously in 1955 and again in 1991.*

*Since the 1950s Inverell has developed into a regional centre. Its shopping centre competes favourably with Armidale, and business comes to Inverell from a very wide area of the north-west. However, the rural population around Inverell has declined and Inverell's own population has been constant at around 10,000 for the past 30 years. The area has a strong tourist industry, based on the two large dams Copeton and Pindari.*

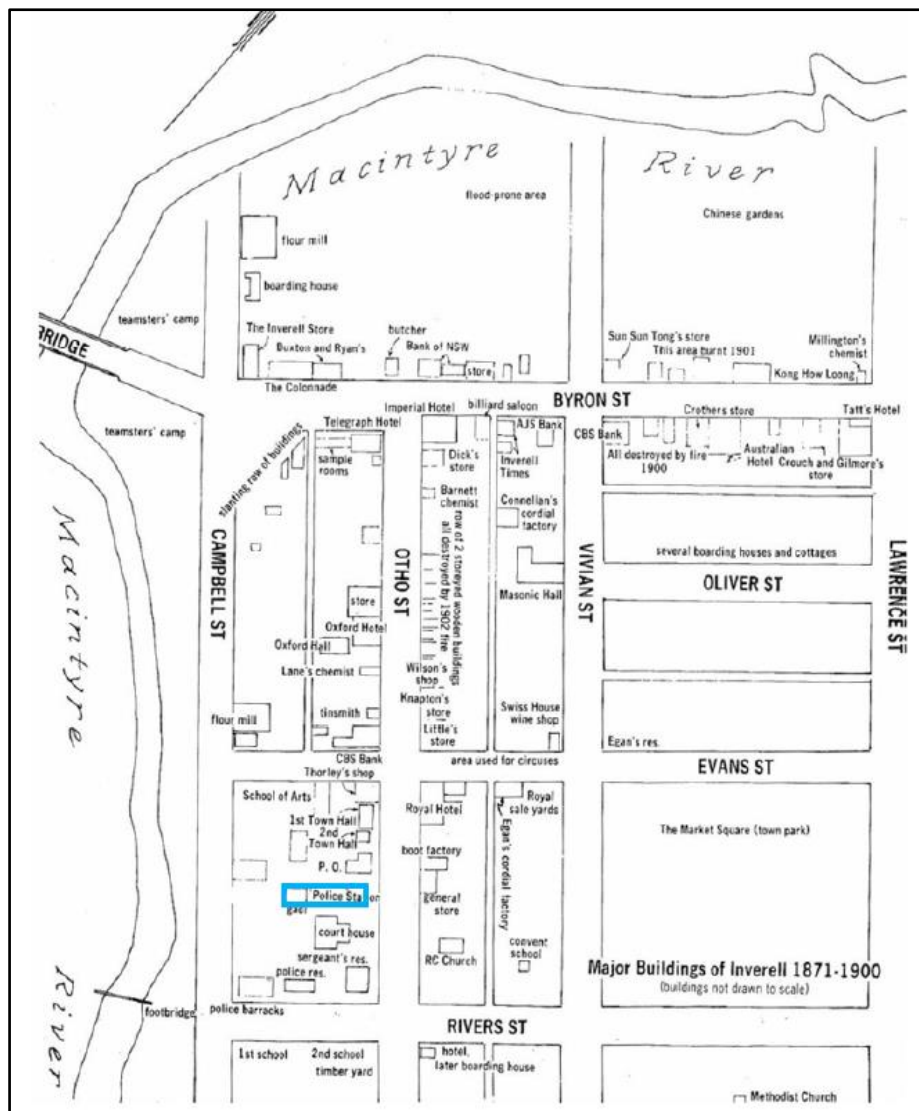
## 2.2 History of the Inverell Police Station <sup>4</sup>

The original Inverell Police Station was established in 1851 on Byron Street. The NSW Government Gazette of 5 October 1860 noted that Ordinary Constable John Farnsworth had been appointed to District Constable at Inverell and John Alexander Martin had been appointed to Ordinary Constable. A former butcher shop had been converted to a meeting hall by Henry Morgan, which was used as the first Court House and Lockup of Inverell. The following maps indicate the approximate location of the police station.



**Figure 4.** Map of Inverell Town Centre dated between 1859-1872. The approximate location of the existing Police Station outlined in blue. (Source: Weidemann, E, 'World of Its Own: Inverell's Early Years 1827-1920, annotated by Lynch Consulting, 2018)

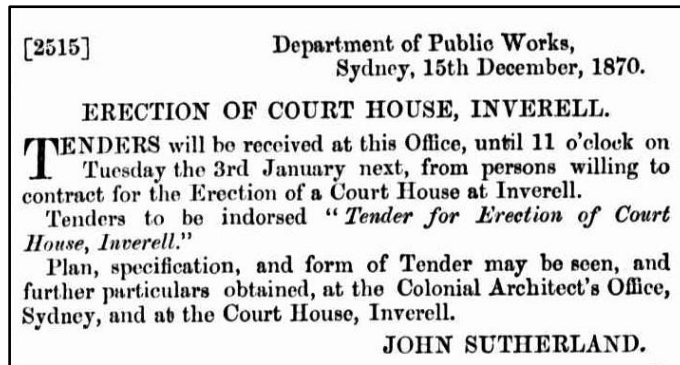
<sup>4</sup> The following historical summary is based upon the Statement of Heritage Impact prepared by Phillips Marler in July 2019, in conjunction with Lynch Consulting and the Inverell and District Family Historical Society based at Inverell Library.



**Figure 5.** Map of Inverell Town Centre dated between 1871-1900. The approximate location of the existing Police Station outlined in blue. (Source: Weidemann, E, 'World of Its Own: Inverell's Early Years 1827-1920, annotated by Lynch Consulting, 2018)

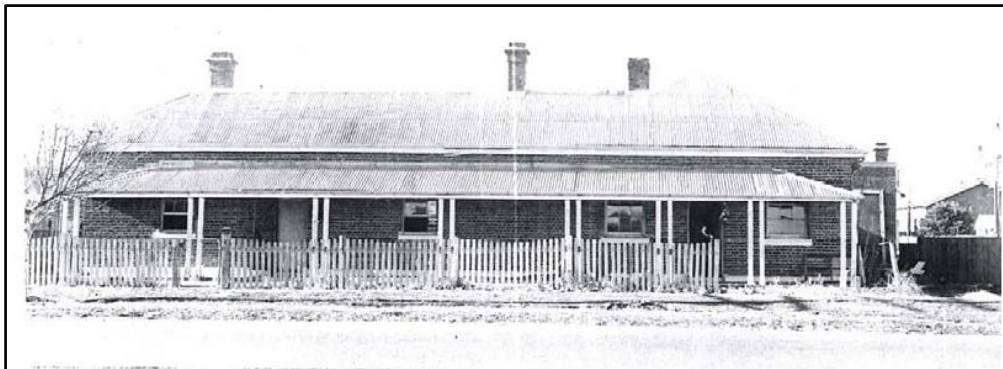
By December 1870, tenders were called in for a new Court House. The tender was awarded to Mr W Ainsworth and the Court House was constructed on the site of the existing Police Station. Despite the construction of additions in 1874 and 1881, and the construction of stables at the rear in 1876, the Court House was deemed too small and replaced with the existing Court House in 1886. The clock was added by 1890.





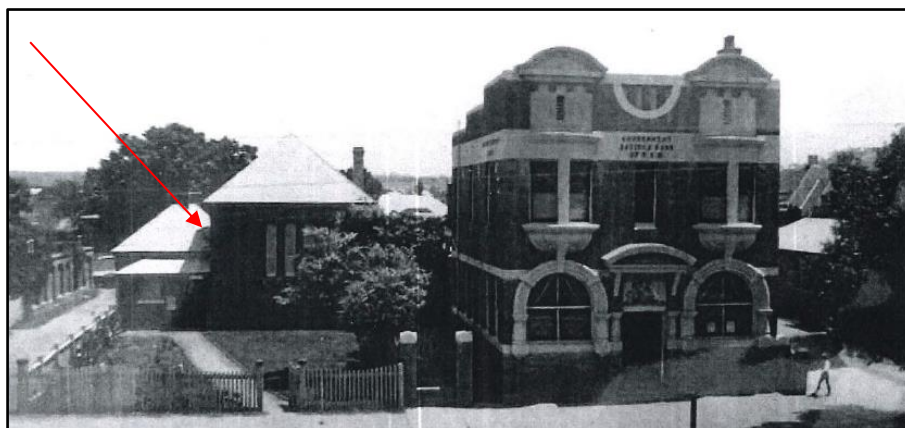
**Figure 6.** Call for tenders for the construction of a new Court House. Published in the NSW Government Gazette, 28 December 1870, page 2886. (Source: Trove, <https://trove.nla.gov.au/newspaper/article/223535213/12903846>)

The Police Station was then moved to the old Court House building in Campbell Street. The Police Sergeant's residence was built at the corner of Otho and Rivers Streets in the early 1870s and the second police residence was constructed at 4 Rivers Street. In 1876, a police barracks was also added to the site, at the corner of Rivers and Campbell Streets. Both the police barracks and the sergeant's residence have since been demolished.



**Figure 7.** Former Police Barracks at Rivers Street, previously demolished. Date of photograph unknown. (Source: Inverell District Family History Group, extracted from the Statement of Heritage Impact by Phillips Marler)

Following the construction of the new Court House, the Police Station was moved into the former Court House (c.1870) in Otho Street, the location of the recently demolished Police Station.



**Figure 8.** Former police station (and previously a court house), indicated by red arrow, c.1913-1933. (Source: Inverell District Family History Group, extracted from the Statement of Heritage Impact by Phillips Marler)

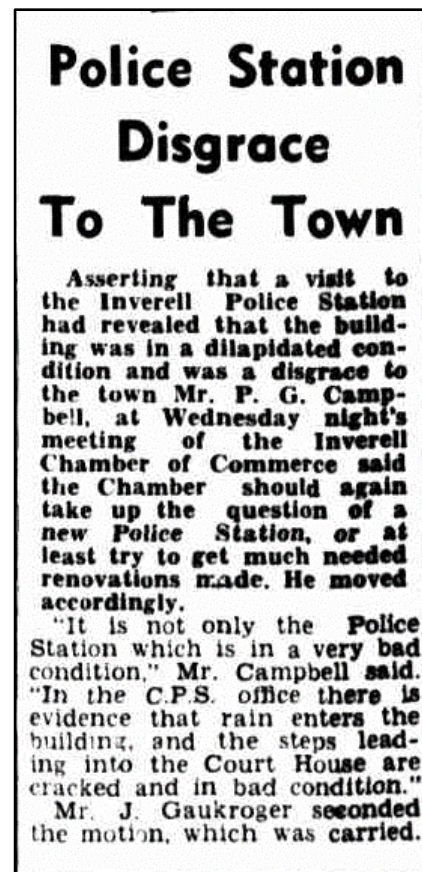


**Figure 9.** Former police station, c.1956. (Source: Inverell District Family History Group, extracted from the Statement of Heritage Impact by Phillips Marler)

Calls were made for a new police station, as it was deemed that alterations and additions would not suffice. An inspection was conducted by the Department of Public Works NSW in 1955.



**Figure 10.** Calls for a new police station, published in the Inverell Times 13 January 1954, page 4. (Source: Trove, <https://trove.nla.gov.au/newspaper/article/191371274/21278331>)



**Figure 11.** Article printed in the Inverell Times, 3 September 1954, page 4. (Source: Trove, <https://trove.nla.gov.au/newspaper/article/191369950/21279187>)



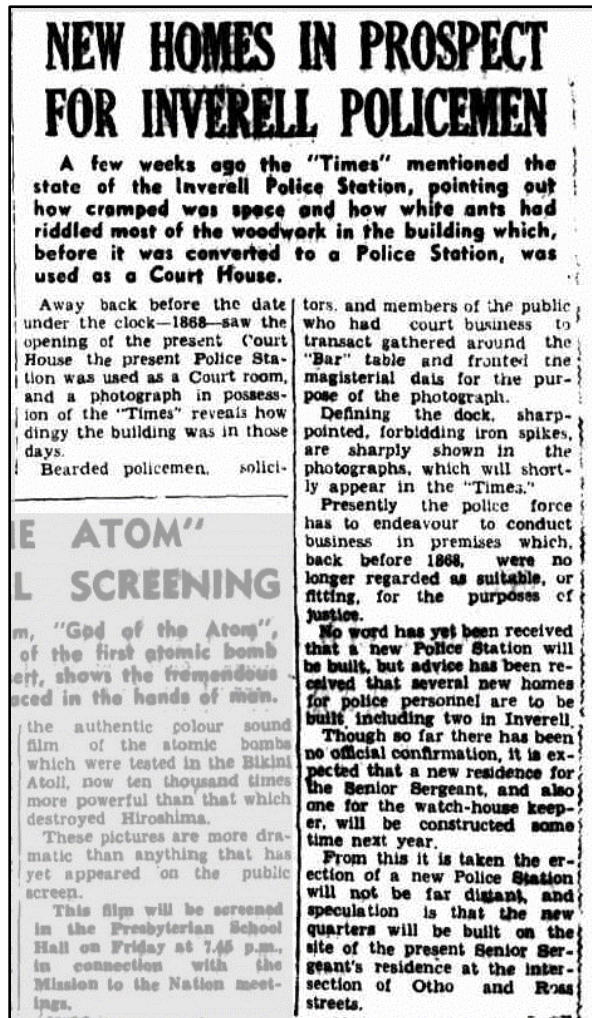


Figure 12. Article regarding the proposed new police station, printed in the Inverell Times, 1 December 1954, page 4. (Source: Trove, <https://trove.nla.gov.au/newspaper/article/191363824/21279551>)



Figure 13. Inspection by Public Works Department. Article printed in the North Western Courier, 12 May 1955, page 3. (Source: Trove, <https://trove.nla.gov.au/newspaper/article/135056572/15494038>)

The following plan, c.1958, highlights the proposed development of the site, including the construction of associated buildings at 60 & 62 Campbell Street.



**Figure 14.** Site Plan showing proposed demolition in 1958. (Source: Police and Justice Museum Archives, extracted from the Statement of Heritage Impact by Phillips Marler)



**Figure 15.** Excavation work for the existing police station, c.1956-1960. (Source: Inverell District Family History Group, extracted from the Statement of Heritage Impact by Phillips Marler)



Calls for tenders for the new Police Station were notified in the Government Gazette of the State of New South Wales, 8 May 1959.

**Inverell Police Premises—New Police Station, Residences and Garages. (Bills of Quantities, £2 2s.), also available with C.P.S., Inverell, and Public Works Office, Narrabri.)**

**Figure 16.** Call for tenders, published in the Government Gazette of NSW, 8 May 1959, page 1403. (Source: Trove, <https://trove.nla.gov.au/newspaper/article/220268564/14135286>)

Constructed in 1960, the Police Station has maintained its uses, with alterations made as required.



**Figure 17.** The existing Inverell Police Station, c.2017. (Source: Flickr, <https://www.flickr.com/photos/155496438@N08/24268914517>)

On 16 October 2019, the demolition of the existing Police Station, including ancillary structures and construction of a new Police Station was approved by the Regional Planning Panel (DA-74/2019) and demolition commenced in April 2020.



### 3.0 PHYSICAL EVIDENCE

The following photographs have been taken by Heritage 21 at the site inspection undertaken on 4 March 2020, unless stated otherwise.

#### 3.1 The Setting

The site is located at 109 Otho Street, Inverell. Inverell is a large town in northern New South Wales, located close to the Queensland border with a population of approximately 11,660 in 2016. Inverell comprises a variety of intact public and commercial buildings, including Victorian and Federation architectural styles. Key buildings include the existing Post Office (97 Otho Street), the Former Rural Bank (107 Otho Street), Town Hall (corner of Otho and Evans Street) and the Oxford Hotel (61-67 Otho Street).



**Figure 18.** View to the Post Office (97 Otho Street) and Former Rural Bank (107 Otho Street), facing south from Otho Street.



**Figure 19.** View to Town Hall (5-7 Evans Street), facing south-west from Otho Street.



**Figure 20.** View to existing commercial buildings.



**Figure 21.** View to Oxford Hotel (61-67 Otho Street), facing south-west.

#### 3.2 Physical Description

The subject site contains several built structures, including Inverell Court House, two single-storey former dwellings in use as offices associated with the police station, in addition to a single storey dwelling still in use.

The Inverell Court House is a single-storey Italianate building, with a prominent clocktower and a modern rear extension. Remnant features of the architectural style include round arched windows with keystone motifs, entablature and pediment bearing the coat of arms.



**Figure 22.** View to Inverell Court House, facing north-west on Otho Street.



**Figure 23.** View to primary elevation of the Inverell Court House, facing north-west on Otho Street.



**Figure 24.** View to rear of the Court House, facing east from within the subject site.



**Figure 25.** View to the rear of the subject site from Campbell Street, facing north-east. The Inverell Court House is indicated by the red arrow.

A single-storey building currently in use as the Forensic Services Group (62 Campbell Street), constructed in timber weatherboard and is located at the rear of the Inverell Court House.





**Figure 26.** View to 62 Campbell Street, Inverell from within the subject site, facing south-west.



**Figure 27.** View to the interior of 62 Campbell Street, in use as office space.

Offices and a former residence are located at 2 and 4 Rivers Street, Inverell. Comprising single storey structures, 2 Rivers Street is a timber weatherboard and 4 Rivers Street was constructed in brick. Both buildings are set behind wire fencing and are separated from the main site with a high Colourbond fence.



**Figure 28.** View to 2 Rivers Street, Inverell, facing north-west.



**Figure 29.** View to 4 Rivers Street, from Rivers Street, facing north-west.

### 3.3 Condition and Integrity

The existing buildings within the site are in fair condition, with general signs of wear and tear.

### 3.4 Views

The subject site is a readily visible item within the Inverell CBD HCA. The primary views to the site are from Otho, Rivers and Campbell Street.

## 4.0 HERITAGE SIGNIFICANCE

### 4.1 Established Significance

In order to assess the impact of the proposed works on the heritage significance of the subject site, the Inverell CBD HCA and heritage items in the vicinity of the site, it is necessary to first ascertain the heritage significance of these places. Accordingly, Statements of Significance for the subject site, the Inverell CBD HCA, and items I151, I159, I106, I154, I152, I153 and I095 are provided below. The significance of these places, will form part of our considerations in the assessment of heritage impact, undertaken in Section 6.0 below.

#### 4.1.1 Inverell Court House (I160)

The following Statement of Significance is available for the item on the State Heritage Inventory:<sup>5</sup>

*A well detailed Italianate Courthouse whose tower is one of the most prominent features in the landscape of Inverell. It is an important element in the streetscape of Otho Street. Significant for its landmark quality and contribution to townscape quality of its setting and historic character of the town at large.*

*Within the town centre precinct. A well detailed Italianate Court House with a dominate tower and simple gardens all making a significant contribution to the streetscape of the precinct.*

#### 4.1.2 Police Residence (I163)

The following Statement of Significance is available for the item, located at 4 Rivers Street, on the State Heritage Inventory:<sup>6</sup>

*The Inverell Residence 3 is important, as part of a small enclave of police buildings near the intersection of Rivers and Campbell Streets, with a long and continuous association with the provision of police services in the Inverell area.*

#### 4.1.3 The Inverell CBD HCA

The following Statement of Significance is available for the heritage conservation area on the State Heritage Inventory:<sup>7</sup>

*Inverell CBD Heritage Conservation Area is a large conserve precinct displaying a wide variety of public building architecture, commercial buildings and hotels in close proximity.*

<sup>5</sup> State Heritage Inventory, <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=3080071>

<sup>6</sup> State Heritage Inventory, <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=4180164>

<sup>7</sup> State Heritage Inventory, <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1820240>

*The group within Otho and Byron streets is of size and quality becoming increasingly rare in country towns and contains a number of outstanding buildings and heritage items.*

## **4.2 Heritage Items in the Vicinity**

### **4.2.1 Former Rural Bank (I151)**

The following Statement of Significance is available for the item on the State Heritage Inventory:<sup>8</sup>

*Within the town centre precinct.  
A fine example of the 1930's style façade.*

### **4.2.2 Inverell Post Office (I159)**

The following Statement of Significance is available for the item on the State Heritage Inventory:<sup>9</sup>

*Inverell Post Office is significant at a State level for its historical associations, aesthetic qualities and social meaning.*

*Inverell Post Office is historically significant because it has been an important link in the network of communications for the town and surrounding region since the early 1900s. The form and scale of Inverell Post Office reflects the period of increased prosperity and economic growth of the town during the late nineteenth century.*

*Inverell Post Office is aesthetically significant because it is an excellent and rare example of the Federation Arts and Crafts architectural style, and makes an important aesthetic contribution to the civic precinct streetscape in Inverell. Inverell Post Office is also associated with the Colonial Architect's Office under Walter Liberty Vernon.*

*Inverell Post Office is also considered to be significant to the Inverell community's sense of place.  
(Andrew Ward & Associates and Clive Lucas Stapleton and Associates, 2000)*

### **4.2.3 Inverell Town Hall (I106)**

The following Statement of Significance is available for the item on the State Heritage Inventory:<sup>10</sup>

*The building dates from one of the key period of layers for the development of Inverell as a direct result of the Henderson subdivision of 1859 and in particular*

---

<sup>8</sup> State Heritage Inventory, <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1820102>

<sup>9</sup> State Heritage Inventory, <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5044754>

<sup>10</sup> State Heritage Inventory, <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1820239>



*the boom period from 1888 to 1914. It is an outstanding landmark example a Federation Town Hall on a prominent corner site which makes a major contribution to the streetscape and is the centre-piece of a cohesive civic precinct.*

#### **4.2.4 Colonial Mutual life Building (I154)**

The following Statement of Significance is available for the item on the State Heritage Inventory:<sup>11</sup>

*Within the town centre precinct.*

*A delicately designed fine example of Georgian revival commercial building and residence and the whole building contributes to the architectural heritage of Otho Street.*

#### **4.2.5 Federation Commercial Building (I152)**

The following Statement of Significance is available for the item on the State Heritage Inventory:<sup>12</sup>

*The building dates from one of the key period of layers for the development of Inverell as a direct result of the Henderson subdivision of 1859. It is a good example of a Federation Anglo Dutch style building which makes a positive contribution to the streetscape.*

#### **4.2.6 Building (I153)**

The following Statement of Significance is available for the item on the State Heritage Inventory:<sup>13</sup>

*The North West County Council building has regional historic and social significance for the town of Inverell and the North West region as an integral part of the community infrastructure. It represents the cooperative work of a number of local councils (11 initially) in a joint assessment of the development potential of the region and a commitment to self sufficiency for their communities. The building demonstrates the confidence of rural communities in post-war Australia, and the forward thinking men in public office who worked hard towards a community vision.*

*The building signifies a proactive community contribution and investment in infrastructure. The provision of power and the establishment of the infrastructure were, from the start, a community owned venture. The participating Councils not only contributed financially to its establishment but individual commitment and dedication made the North West County Council the success that it was. The recent restructuring of the power industry by the State Government has taken this*

---

<sup>11</sup> State Heritage Inventory, <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1820256>

<sup>12</sup> State Heritage Inventory, <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1820103>

<sup>13</sup> State Heritage Inventory, <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1820285>

*community resource away, and has eliminated the concept of self-reliance that was the central focus of the original County Council.*

*The building has architectural significance as an early example of local architect, Colin Madigan, and his father FJ Madigan, the former of which went on to become a nationally and internationally celebrated Australian architect. The architectural style adopted for the County Council building demonstrates a very important part of Inverell's history - its post-war willingness to move ahead of the times, attract growth and support mainline modernist innovative architecture. A building of this scale and architectural calibre is rare in country towns, as are buildings erected for semi-government instrumentalities during the 1950s. Furthermore, the North West County Council building forms an important part of the group of civic buildings in Otho Street and is both a component of that civic streetscape and the setting to the other civic buildings.*

#### 4.2.7 Former Austral Band Hall (I095)

The following Statement of Significance is available for the item on the State Heritage Inventory:<sup>14</sup>

*The Austral Band Hall is Inverell's oldest existing public building and was the town's second school building. The hall has been associated with local government, with volunteer military forces, with education and, most enduringly, with the amateur brass band movement in the town. The Austral and, later, Inverell Municipal Bands were major social forces in the community and were highly successful in competition and therefore the hall has high social significance. Architecturally, it is an unusual robust but simple example of the Gothic Style in rural NSW. It is also an early and rare example of the reconstruction of a non-timber building on a new site.*

### 4.3 Assessment of Significance

In order to make an assessment of whether or not the proposed development to the subject site would have either a negative, neutral or positive impact upon the significance of the subject place, the Inverell CBD HCA and heritage items in the vicinity, it is necessary first to ascertain the significance of the subject site. The assessment is based upon criteria specified by the NSW Office of Environment and Heritage.<sup>15</sup>

Criterion	Assessment
<b>A. Historical Significance</b>	The subject site reflects the historical development of the law enforcement complex within the town of Inverell. Although the Police Station was relocated numerous times prior to the establishment of the complex on this

<sup>14</sup> State Heritage Inventory, <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1820224>

<sup>15</sup> NSW Office of Environment and Heritage, 'Statements of Heritage Impact' (Heritage Office and Department of Urban Affairs & Planning, 1996), NSW Heritage Manual, <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>.

Criterion	Assessment
<i>An item is important in the course, or pattern, of NSW's (or the local area's) cultural or natural history.</i>	<p>particular site, the Inverell Court House was constructed on the site in 1886, with the clock added by 1890. The development of the site reflects the changing demands of the local area and growth in the local population, with necessary additions constructed to the Court House and the demolition and construction of associated structures including the Police Station, ultimately resulting in the construction of an extensive complex in 1958 after it was found that the existing police station required extensive repair works and was not deemed large enough.</p> <p>The subject site does demonstrate historical significance at a local level.</p>
<p><b>B. Associative Significance</b></p> <p><i>An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's (or the local area's) cultural or natural history.</i></p>	<p>The subject site is associated with the Inverell branch of the NSW Police Force, notably as the site has not only historically contained the Police Station and Court House, but for the associated dwellings, that are now in use as offices and other required facilities.</p> <p>Therefore, the subject site does attain associative significance at a local level due to its connection with the Inverell branch of the NSW Police Force.</p>
<p><b>C. Aesthetic Significance</b></p> <p><i>An item is important in demonstrating aesthetic characteristics and/or high degree of creative or technical achievement in NSW (or the local area).</i></p>	<p>The Inverell Court House is a fine example of Italianate architecture, constructed in 1886, with key remnant features of the architectural style include round arched windows with keystone motifs, entablature and pediment bearing the coat of arms. However, the ancillary buildings and structures do not demonstrate particular style or aesthetic characteristics.</p> <p>Therefore, the subject site attains aesthetic significance at a local level due to the fine example of the Italianate architectural style represented by the Court House. However, the subsidiary buildings do not attain the requisite standards of aesthetic significance at a local or state level.</p>
<p><b>D. Social Significance</b></p> <p><i>An item has a strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.</i></p>	<p>There is no known association between the subject site and a particular community or cultural group in NSW or the local area.</p> <p>Therefore, the subject site does not attain the requisite standard of social significance at a local or state level.</p>
<p><b>E. Technical/Research Significance</b></p> <p><i>An item has potential to yield information that will contribute to an understanding of NSW's (or the local area's) cultural or natural history.</i></p>	<p>Due to the nature of the historical development of the subject site, the site contains archaeological potential. However, the built elements within the site do not offer the potential to further our understanding of the local area or NSW's cultural or natural history.</p> <p>Therefore, the site does have archaeological potential, and does demonstrate research significance at a local level.</p>

Criterion	Assessment
<b>F. Rarity</b>  <i>An item possesses uncommon, rare or endangered aspects of NSW's (or the local area's) cultural or natural history.</i>	<p>The subject site is not a rare example of a law enforcement complex, particularly as the early infrastructure has been demolished and replaced with new buildings at numerous stages throughout the historical development of the site.</p> <p>As such, the subject site does not attain the requisite standard of rarity at a local or state level.</p>
<b>G. Representativeness</b>  <i>An item is important in demonstrating the principal characteristics of a class of NSW's (or the local area's) cultural or natural places or cultural or natural environments.</i>	<p>The subject site is representative of law enforcement complexes that have been constructed to respond to the needs and growth of the local community. Further, the complex is representative of the requirements of law enforcement, such as office space and the court house to be located adjacent to the police station.</p> <p>Therefore, the subject site is representative of law enforcement complexes within rural settings at a local level.</p>

#### 4.4 Statement of Cultural Significance

The Inverell Police Station, Court House and associated buildings and structures located at 109 Otho Street, Inverell reflect the historical development of law enforcement within Inverell and is associated with the Inverell branch of the New South Wales Police Force. The buildings located on the site do not demonstrate a particular architectural style or technology beyond the single-storey Italianate Court House, which includes round arched windows with keystone motifs, entablature and pediment bearing the coat of arms. The site does not attain the requisite standards of social significance at a local or state level, nor does it demonstrate rare qualities. However, the subject site is representative of law enforcement complexes, notably with the changes that have occurred to the site in response to broader changes within the local area and the need for additional office spaces and facilities. Due to the nature in which the site has developed, the site offers archaeological potential at a local level.

## 5.0 WORKS PROPOSED

### 5.1 Proposal Description

The proposed development would include:

- The construction of a two-storey Police Station including a new ramp and connection to the existing Court House;
- The construction of 3 new canopy structures at the rear of the site;
- The construction of a fence along the Campbell Street boundary of the site; and
- The installation of parking signage along Otho and Campbell Streets and new signage along the primary façade of the new Police Station.

### 5.2 Drawings

Our assessment of the proposal is based on the following drawings by BGIS dated 29 April 2020 and received by Heritage 21 on 29 April 2020. These are reproduced below for reference only; the full set of drawings accompanying the development application should be referred to for any details.

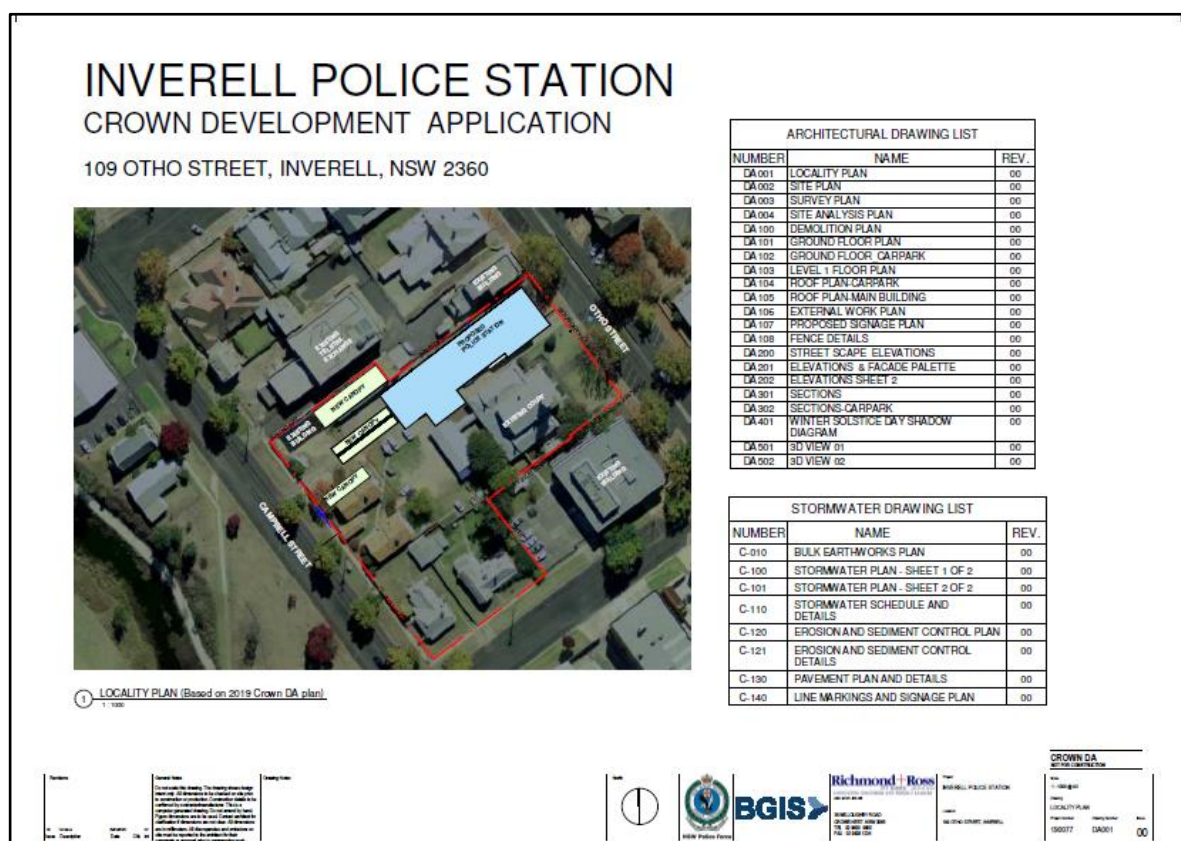


Figure 30. Locality Plan, DA001.



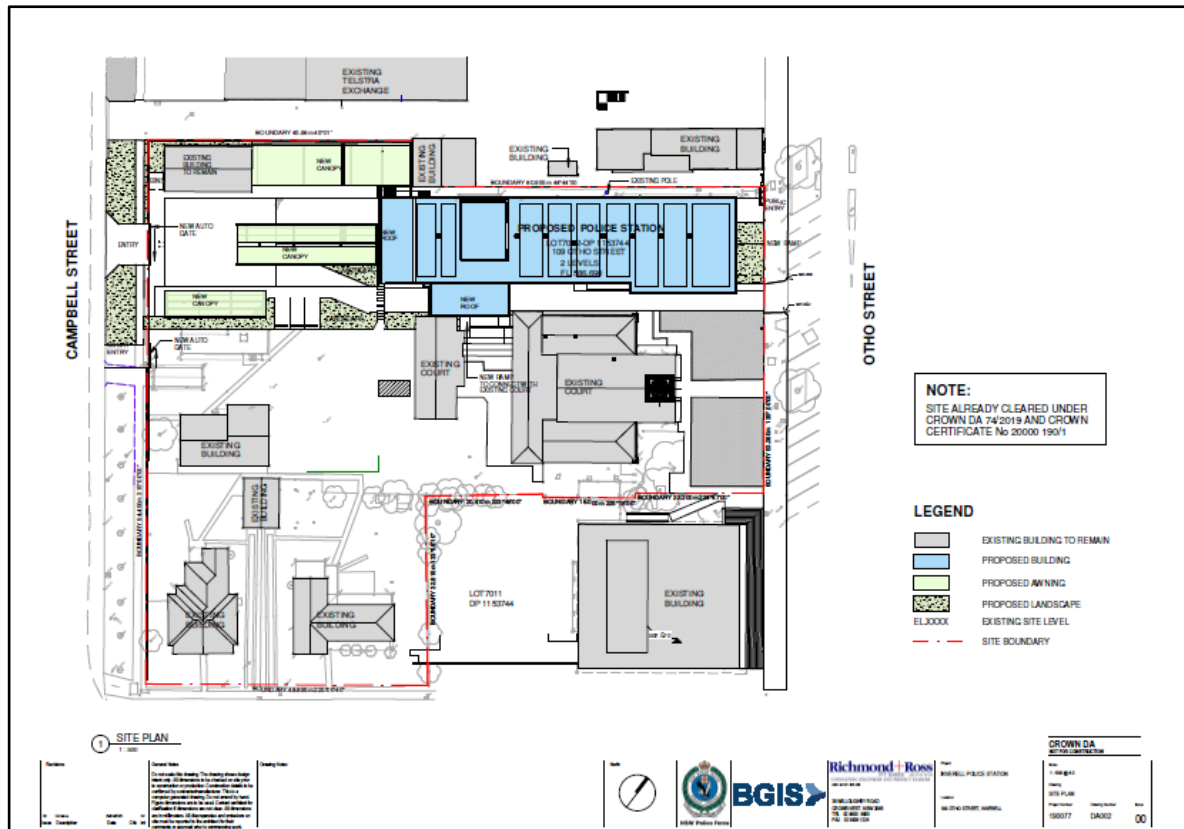


Figure 31. Site Plan, DA002.

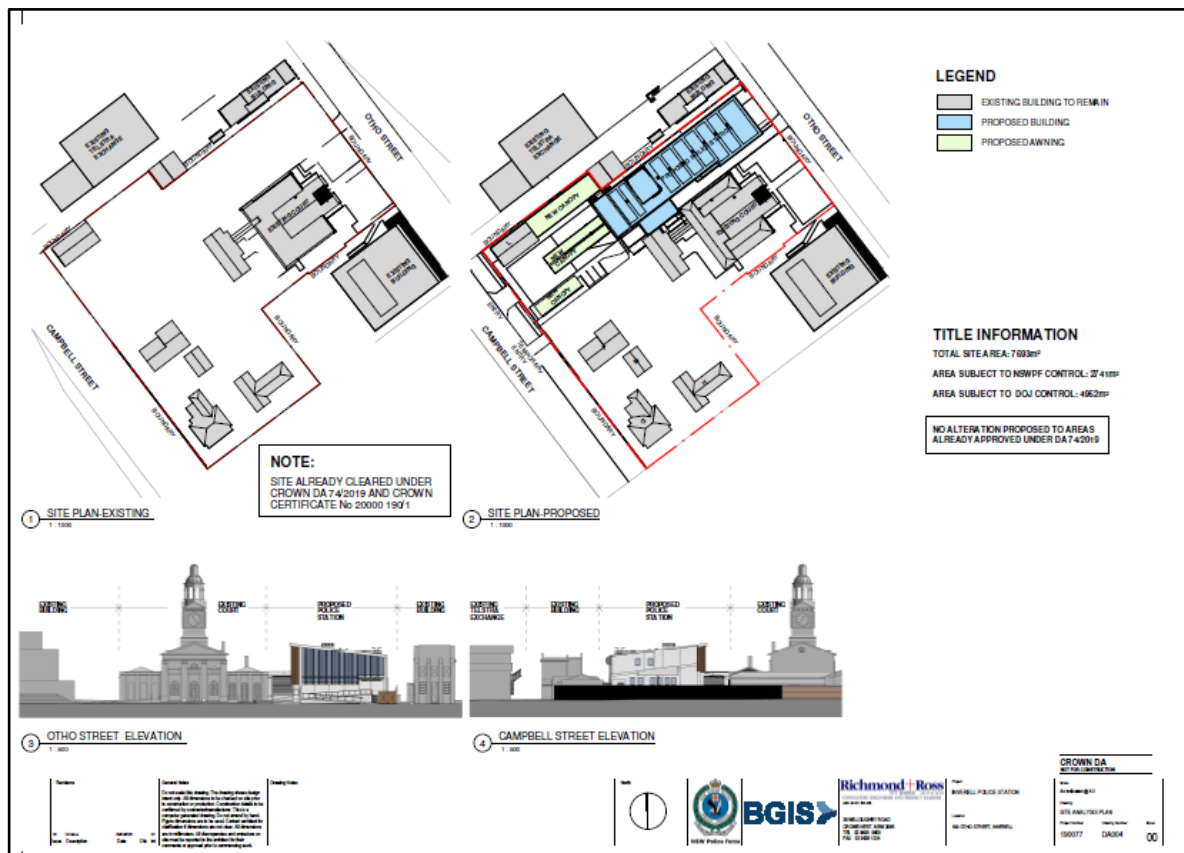


Figure 32. Proposed Site Plans and Elevations, DA004.



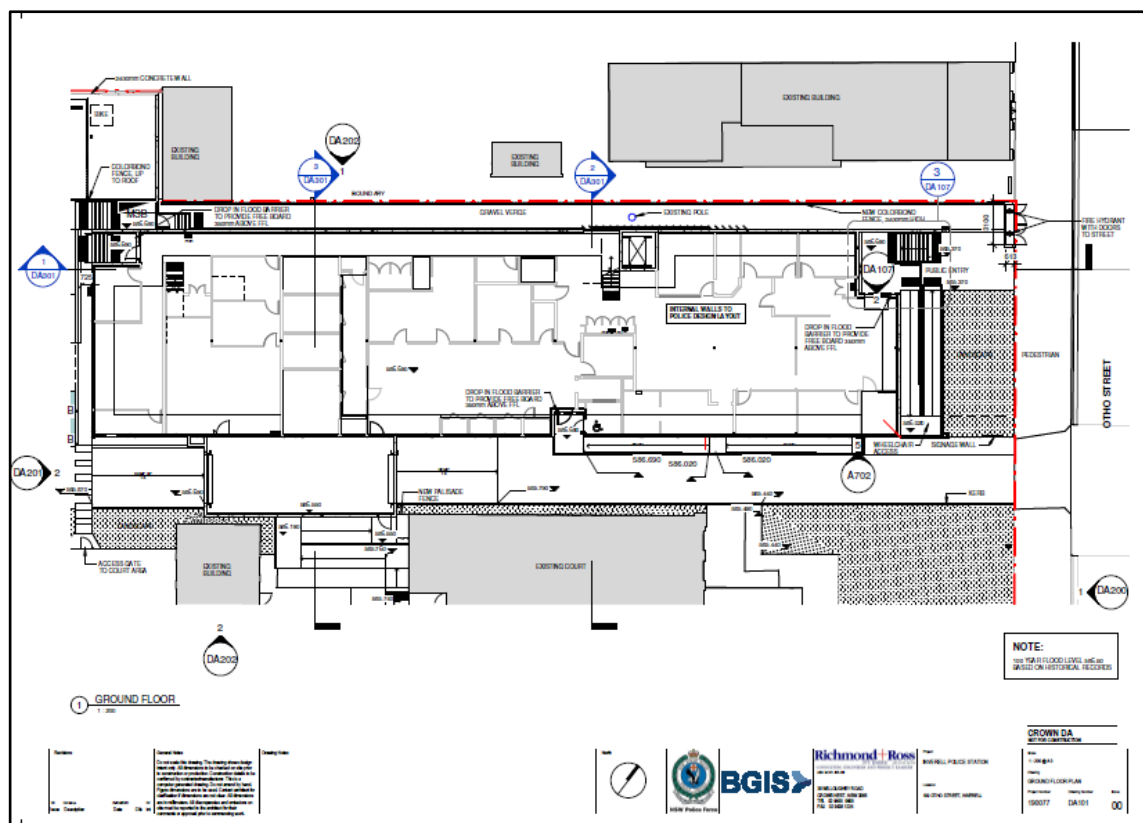


Figure 33. Proposed Ground Floor Plan, DA101.

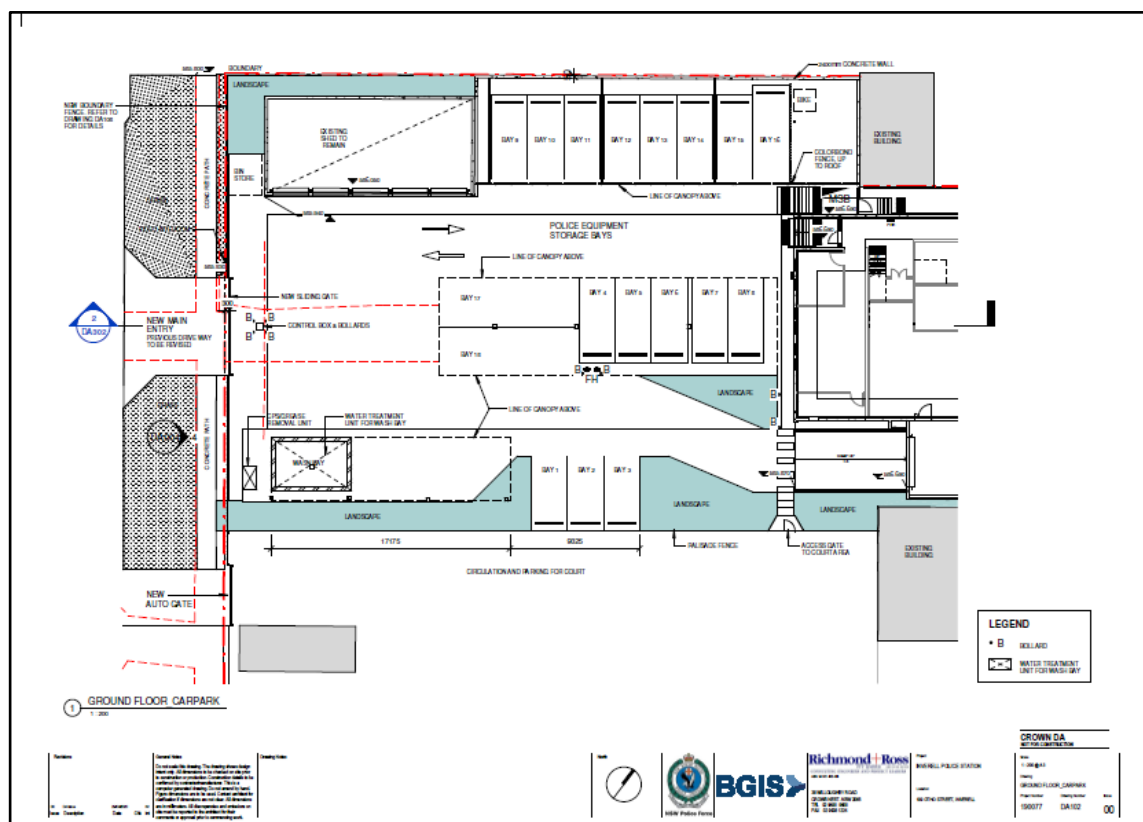


Figure 34. Proposed Ground Floor Carpark, DA102.

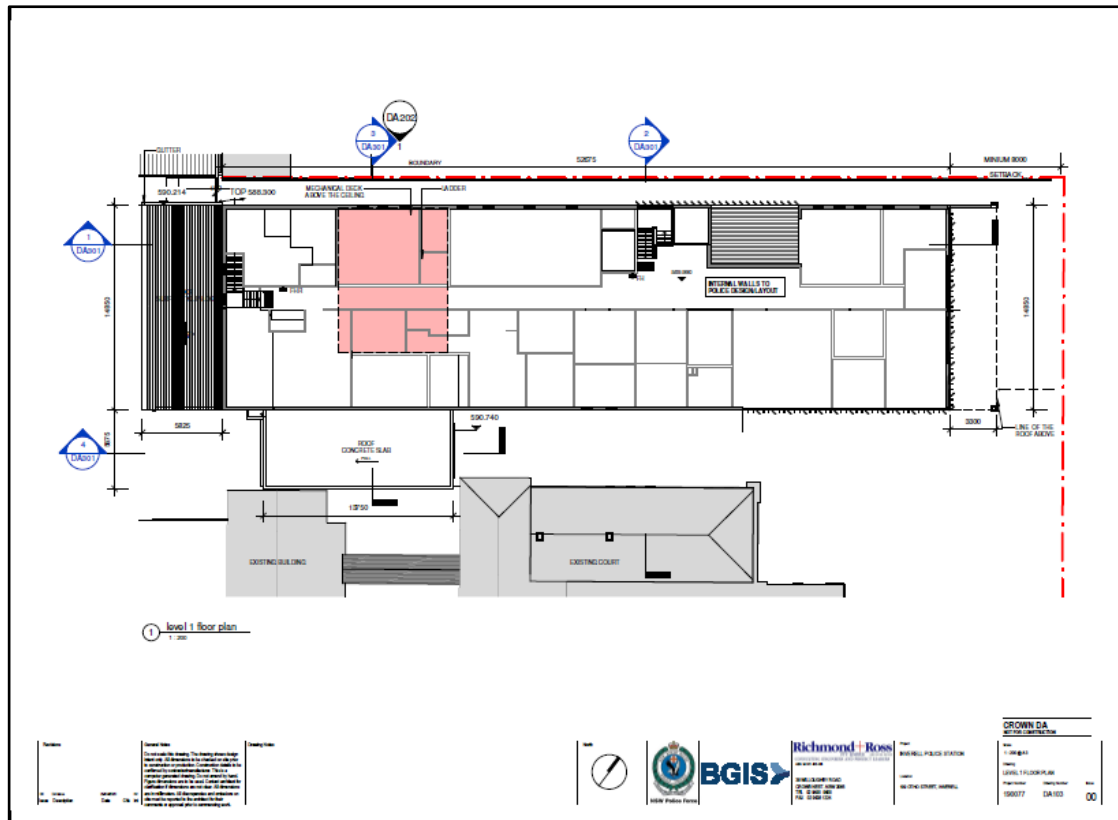


Figure 35. Proposed First Floor Carpark, DA103.

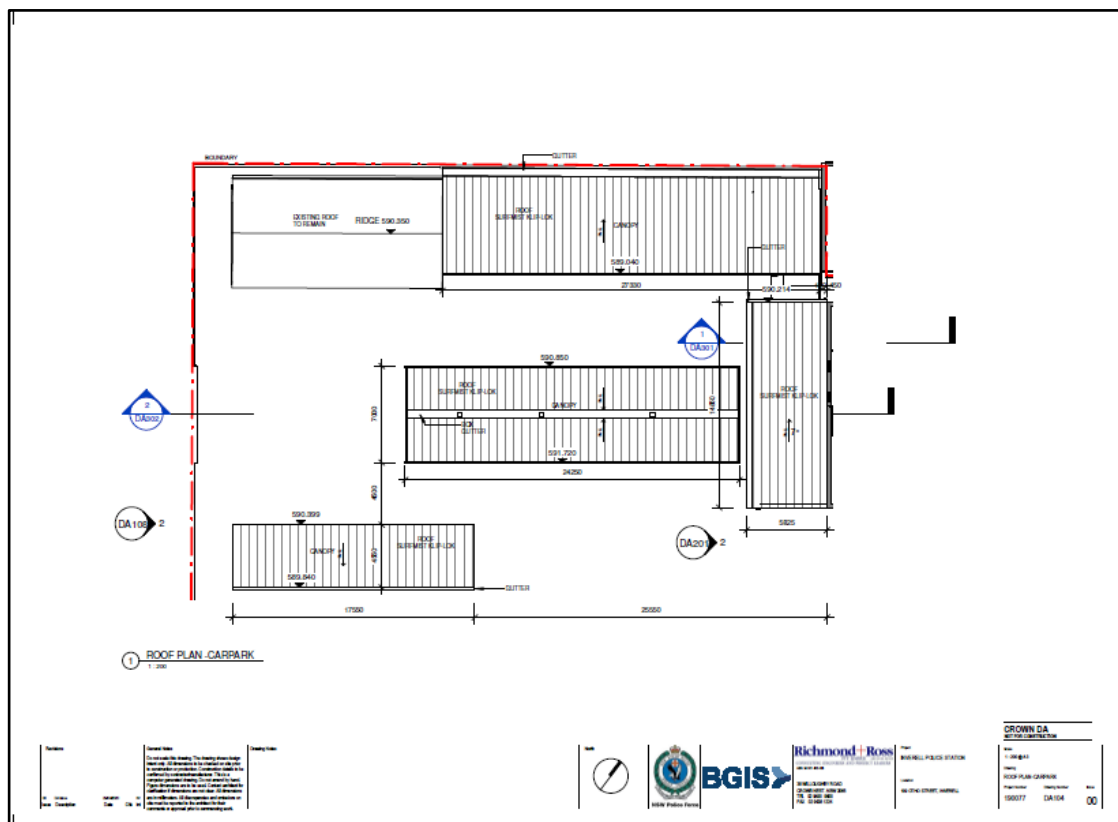


Figure 36. Proposed Roof Plan - Carpark, DA104.

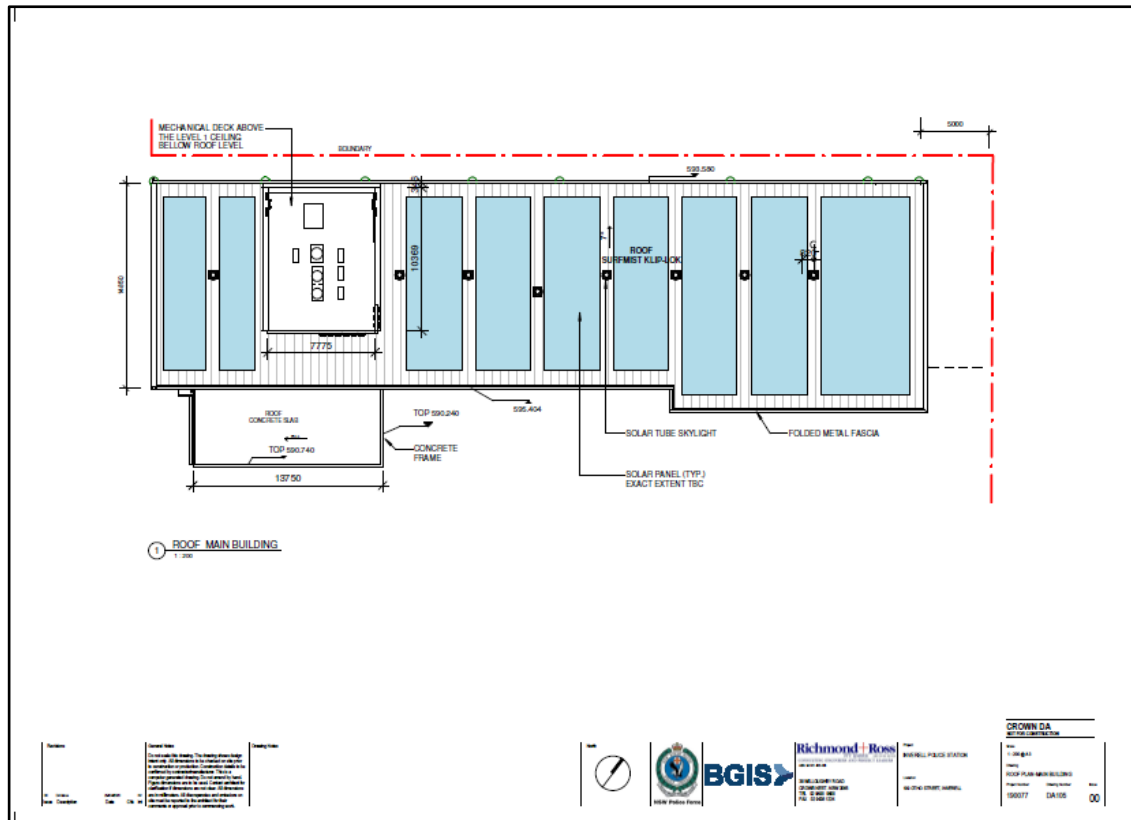


Figure 37. Proposed Roof – Main Building, DA105.

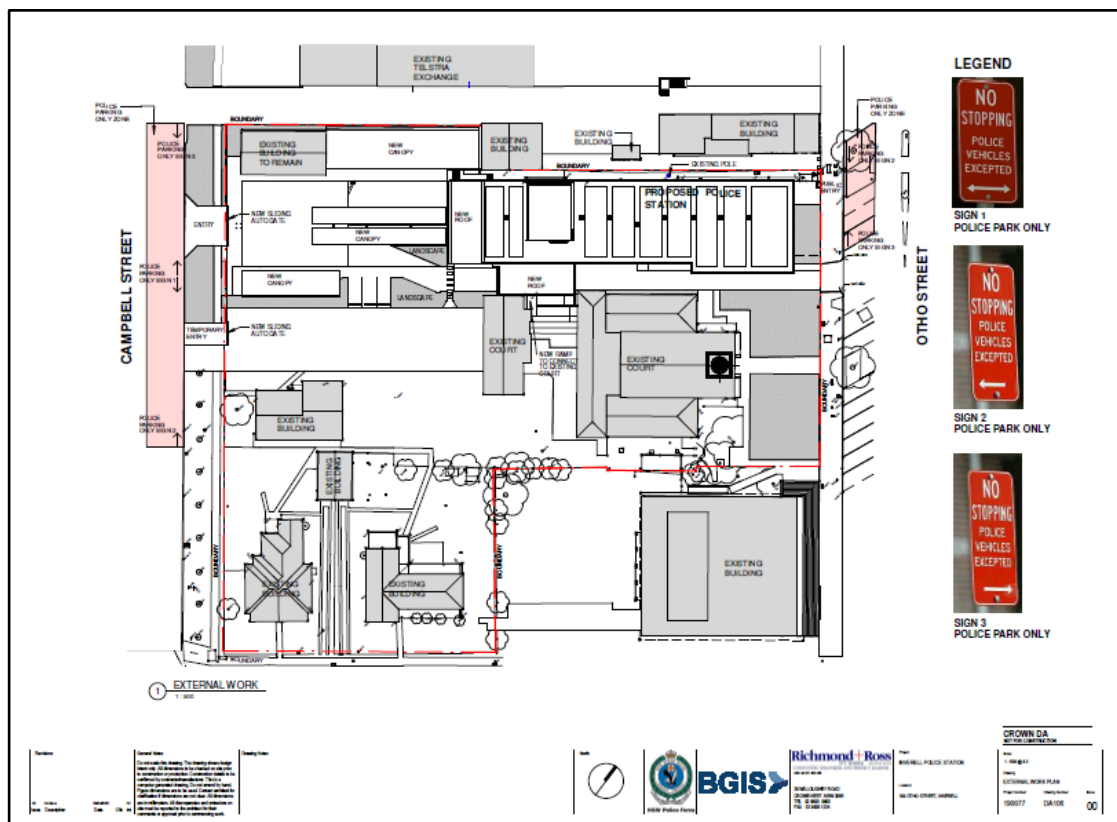
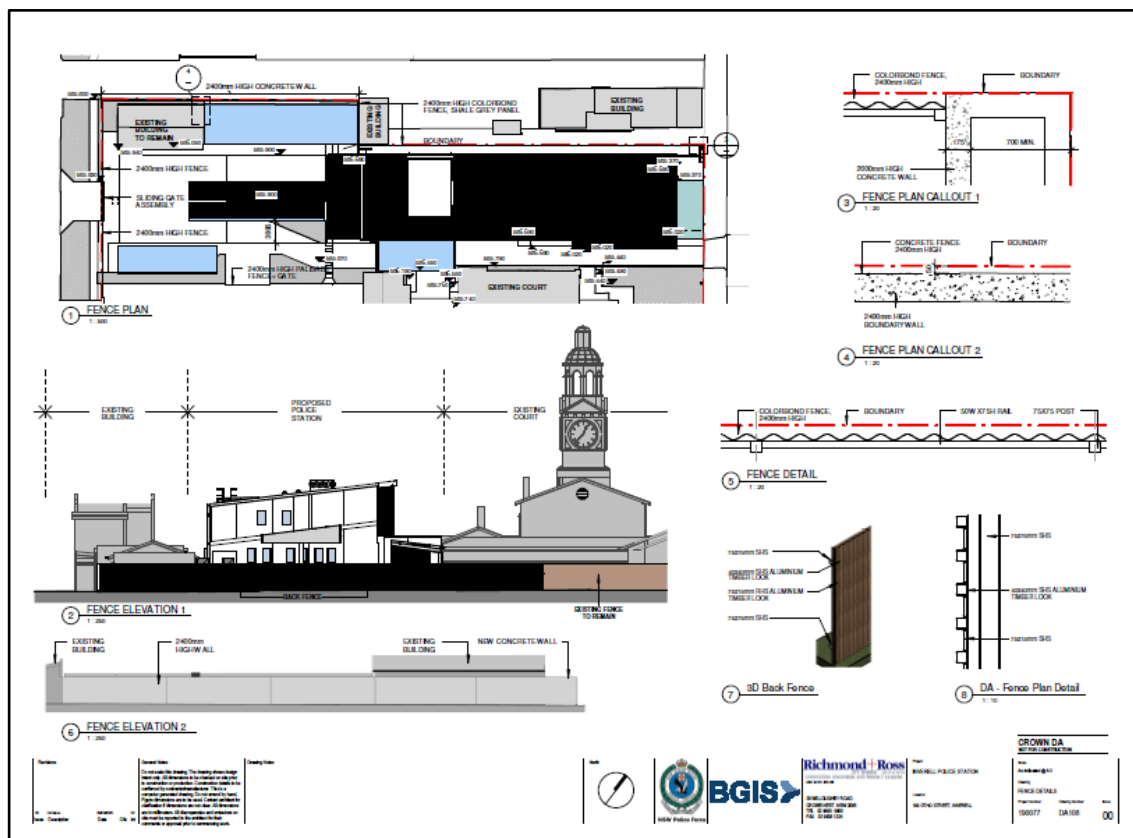
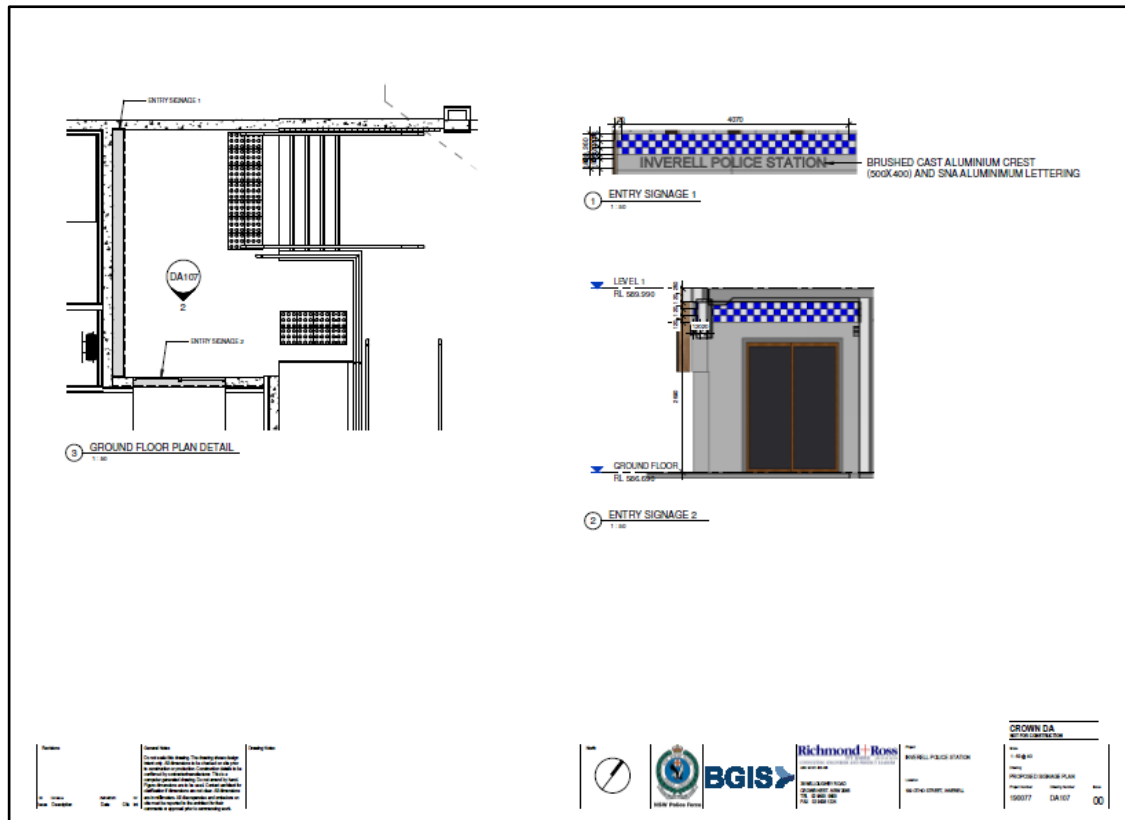


Figure 38. Proposed External Works, DA106.





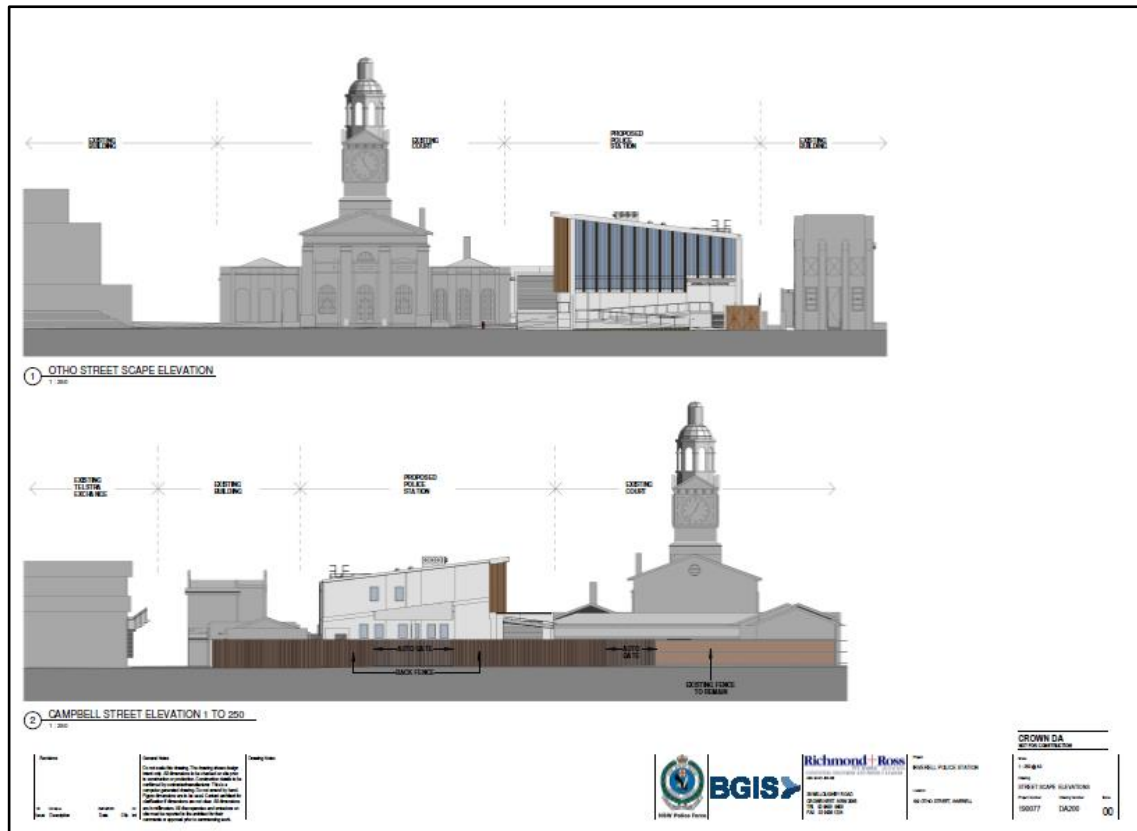


Figure 41. Proposed Elevations, DA200.

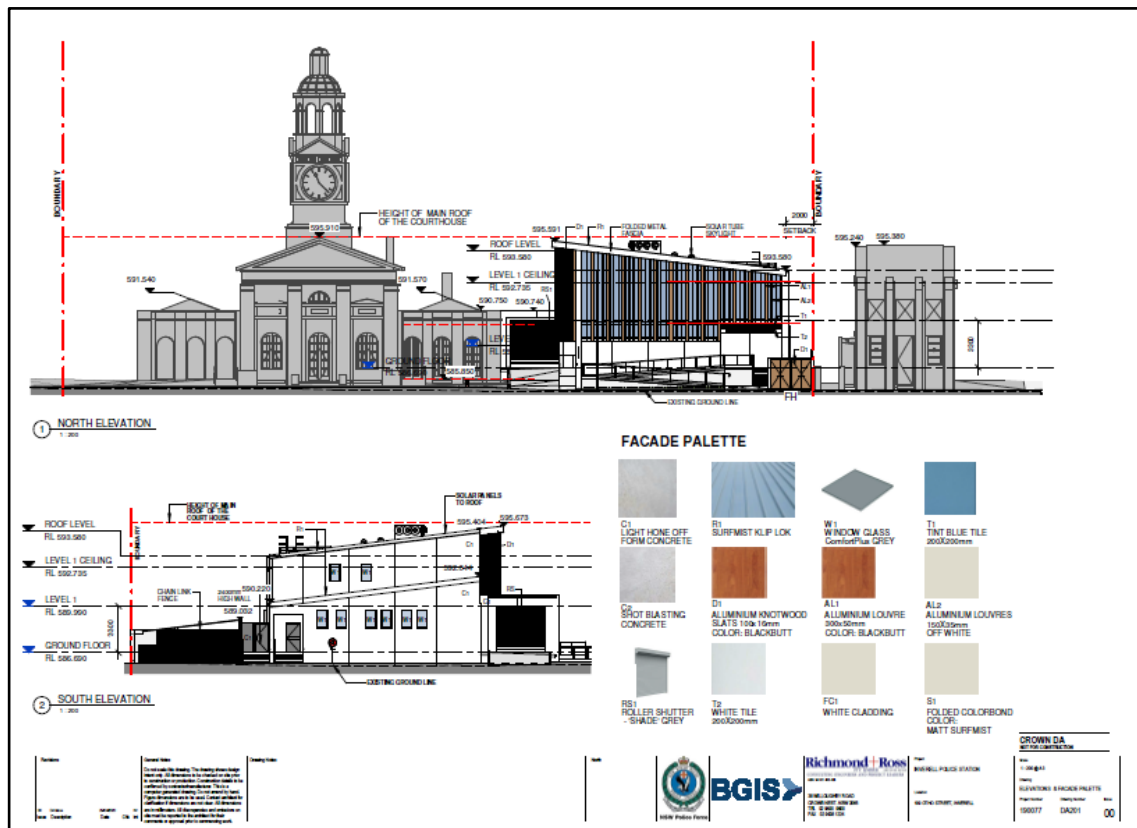


Figure 42. Proposed Elevations and Palette, DA201.

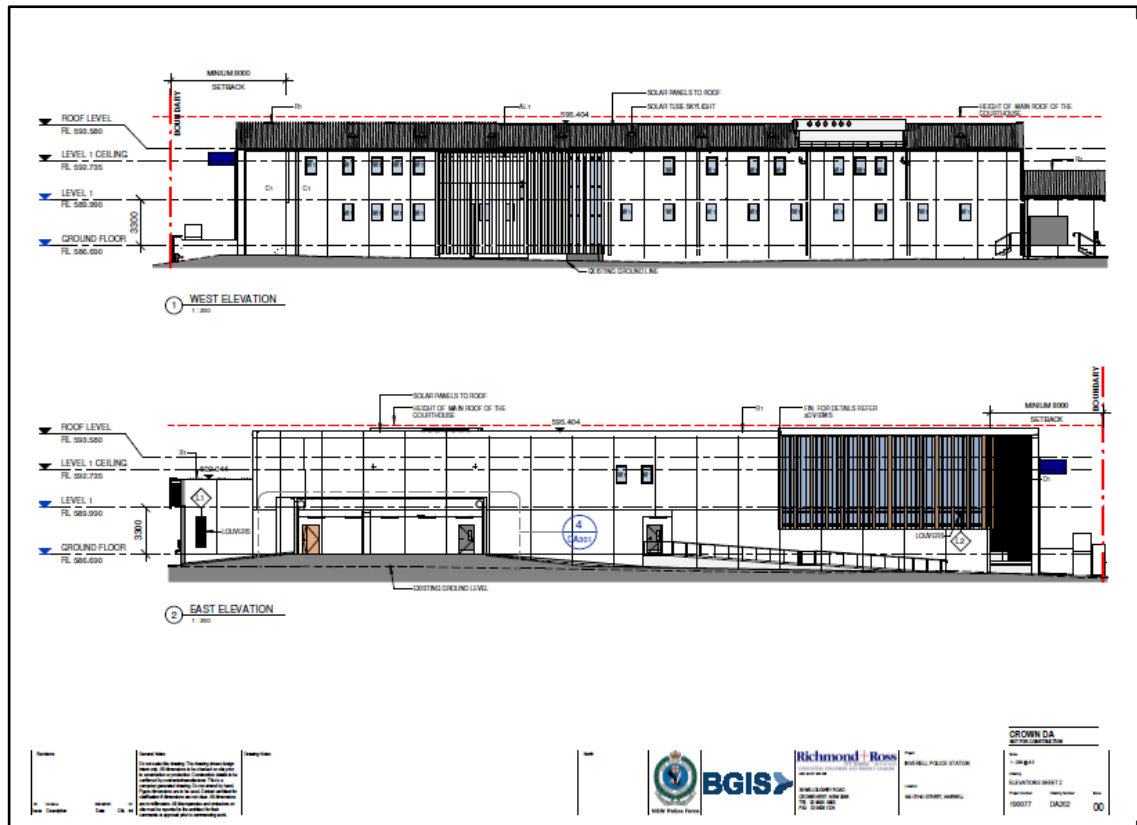


Figure 43. Proposed East and West Elevations, DA202.

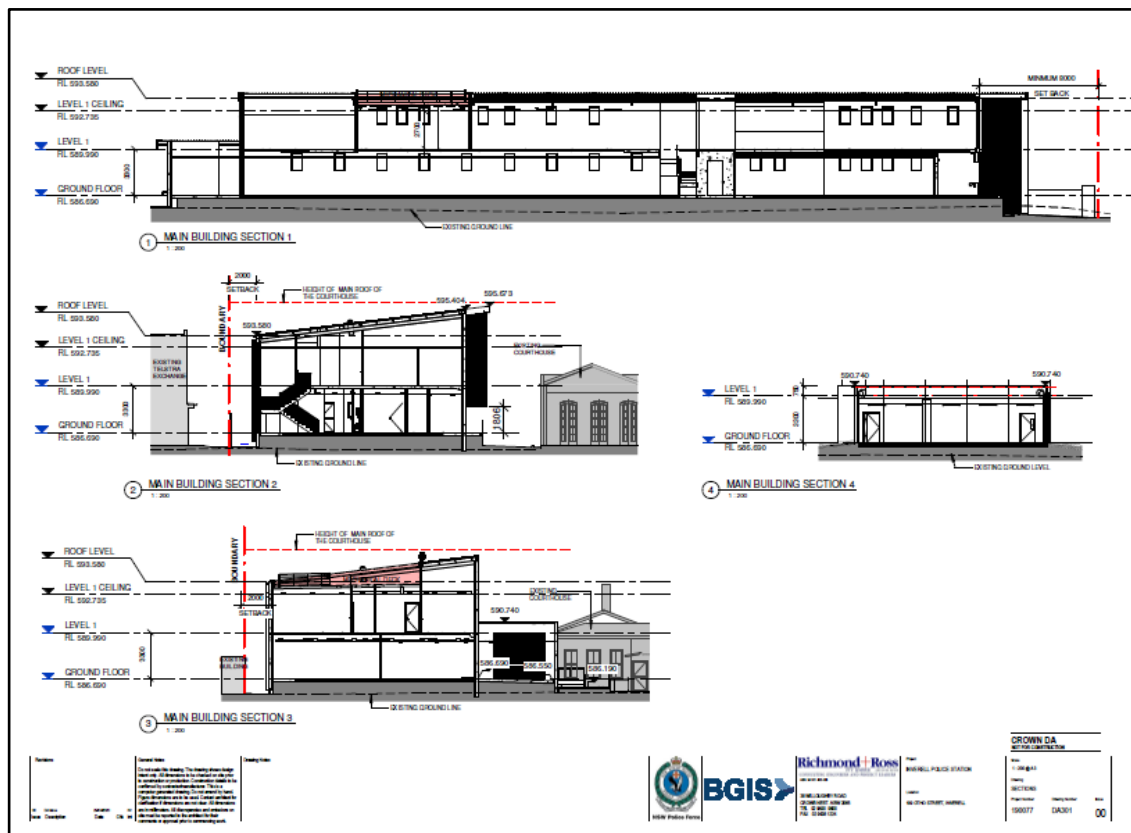


Figure 44. Proposed Sections, DA301.

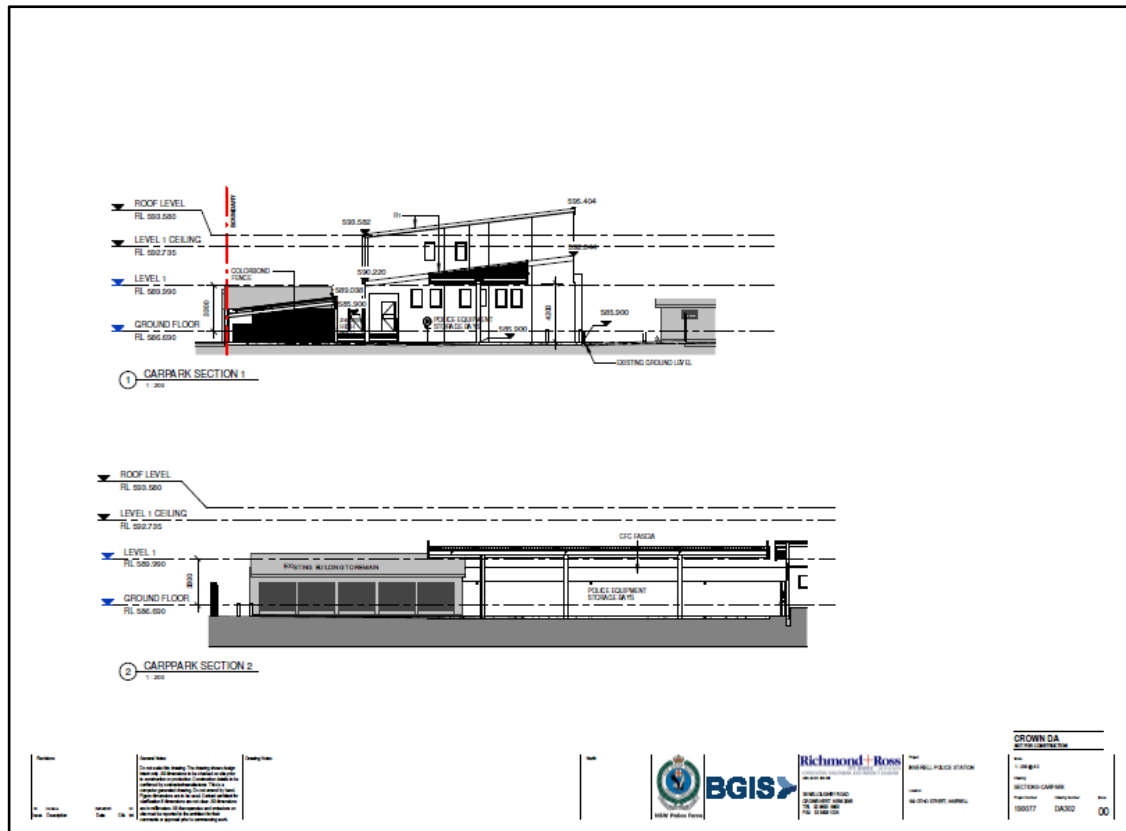


Figure 45. Proposed Car Park Sections, DA302.

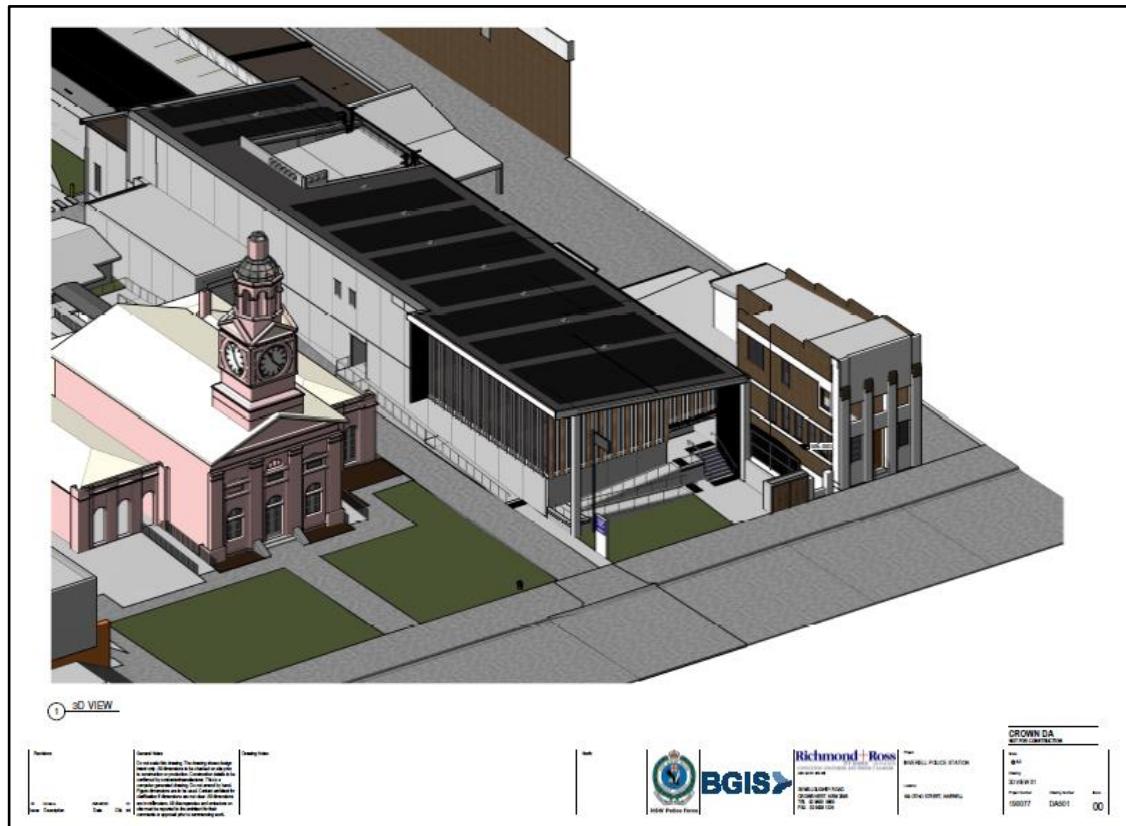


Figure 46. Proposed 3D View, DA501.





## 6.0 ASSESSMENT OF HERITAGE IMPACT

### 6.1 Heritage Management Framework

Below we outline the heritage-related statutory and non-statutory constraints applicable to the subject site including the objectives, controls and considerations which are relevant to the proposed development as described in Section 5.0 above. These constraints and requirements form the basis of this Heritage Impact Assessment.

#### 6.1.1 Inverell Local Environmental Plan 2012

The statutory heritage conservation requirements contained in Section 5.10 of the ILEP 2012 are pertinent to any heritage impact assessment for future development on the subject site. The relevant clauses for the site and proposal are outlined below:

- (1) Objectives
- (2) Requirement for consent
- (4) Effect of proposed development on heritage significance
- (5) Heritage assessment

#### 6.1.2 Inverell Development Control Plan 2013

Our assessment of heritage impact also considers the heritage-related sections of the IDCP 2013 that are pertinent to the subject site and proposed development. These include:

### 7 - Heritage

#### 6.1.3 NSW Office of Environment & Heritage guidelines

In its guidelines for the preparation of Statements of Heritage Impact, the NSW Office of Environment & Heritage provides a list of considerations in the form of questions aiming at directing and triggering heritage impact assessments.<sup>16</sup> These are divided in sections to match the different types of proposal that may occur on a heritage item, item in a heritage conservation area or in the vicinity of heritage. Below are listed the considerations which are most relevant to the proposed development as outlined in Section 5.0 of this report.

***New development adjacent to a heritage item (including additional buildings and dual occupancies)***

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*
- *Why is the new development required to be adjacent to a heritage item?*

---

<sup>16</sup> Ibid.

- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*
- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*
- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*
- *Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?*
- *Will the additions visually dominate the heritage item? How has this been minimised?*
- *Will the public, and users of the item, still be able to view and appreciate its significance?*

***New landscape works and features (including carpark and fences)***

- *How has the impact of the new work on the heritage significance of the existing landscape been minimised?*
- *Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?*
- *Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?*
- *Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?*
- *How does the work impact on views to, and from, adjacent heritage items?*

***New signage***

- *How has the impact of the new signage on the heritage significance of the item been minimised?*
- *Have alternative signage forms been considered (e.g. free standing or shingle signs). Why were they rejected?*
- *Is the signage in accordance with section 6, 'Areas of Heritage Significance', in Outdoor Advertising: An Urban Design-Based Approach? How?*
- *Will the signage visually dominate the heritage item/heritage conservation area or heritage streetscape?*
- *Can the sign be remotely illuminated rather than internally illuminated?*

## 6.2 Heritage Impact Assessment

Below we assess the impact that the proposed development would have upon the subject site, the Inverell CBD HCA in which it is located, and the heritage items in the vicinity. This assessment is based upon the Historical Context (refer to Section 2.0), the Physical Evidence (refer to Section 3.0), Heritage Significance (refer to Section 4.0) the Proposal (refer to Section 5.0), a review of the Heritage Management Framework (refer to Section 6.1) and the impact of the proposal on the relevant heritage items situated in the vicinity of the site (refer to Sections 1.3 and 3.4).

### 6.2.1 Summary

The proposal would include the retention of heritage items within the site, the Court House (I160) and the former residence (I163). The proposal would not entail the removal of significant fabric and would ensure the continued historic use of the site for law enforcement.

The proposed Police Station would be, in Heritage 21's opinion, an appropriate scale, form and design for the existing setting. Notably, the height of the building is set below the primary ridge line of the existing Court House. Further, the proposed materiality and siting would minimise the visual impact on the Court House (I160), the Former Rural Bank (I151) and the Inverell CBD HCA. The proposed treatment of the façade in particular, is sympathetic to the existing setting, does not attempt to replicate the historic buildings located within Otho Street and incorporates contemporary yet sympathetic materials. The proposed new Police Station would not obstruct views to the Court House, or the Former Rural Bank, nor visually dominate the setting.

The proposed introduction of a roof and ramp to provide access to the Court House is not only necessary, but has been designed to ensure the retention of all significant fabric and to minimise the visual impact to the Court House, by being set at the rear of the original building.

The proposed construction of canopies at the rear is appropriate for the continued use of the subject site, and would not visually dominate, due to the proposed scale and siting of the canopies. Further, the structures would be deemed reversible, would not require the removal of significant fabric and would be standalone structures which would further minimise the impact.

The proposed signage would not detract from the significance of the area, would be located along Otho and Campbell Streets which would ensure that the signage would not be fixed to fabric of high significance and would not be illuminated. The proposed signage on the façade of the new Police Station would also be in keeping with the proposed materiality of the building, which would ensure that it would not visually dominate the setting.

The proposed introduction of a new fence at the rear of the site, along Campbell Street, would be more appropriate than the existing and would improve views to the site. Heritage 21 was involved in the design process for the new fence, to ensure that it would not detract from the existing setting and HCA.

## 6.2.2 Responses to the relevant IDCP 2013 sections

DCP Section	Heritage 21's Response
<b>7 - Heritage</b>	
<b>7.2 Intent</b>	
<p><i>To conserve the environmental heritage of the Inverell Shire;</i></p> <p><i>* To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views; and</i></p> <p><i>* To provide guidance to applicants on the matters which Council will consider during the assessment of Development Applications to which this chapter applies.</i></p>	<p>The proposal would include the retention of the existing heritage items located within the subject site, being the Court House (I160) and the former residence (I163). Heritage 21 was engaged to ensure that the proposal would not detract from the significance of the items, nor the heritage items in the vicinity or the Inverell CBD HCA.</p>
<b>7.4 New Development and Buildings</b>	
<p><b>7.4.1 General</b></p> <p><i>To ensure new development respects the character of its surrounds; however, respect does not mean copying.</i></p> <p><i>To facilitate new development which is contemporary in design, is well integrated with and relates harmoniously to its older neighbours.</i></p>	<p>The proposed design of the Inverell Police Station is clearly contemporary, yet sympathetic to the existing setting through the use of articulation and appropriate materials. The proposed façade does not attempt to replicate the existing heritage items both within the site or within Otho Street, and respects the existing setting through the appropriate scale, form and siting.</p>
<p><b>7.4.2 Siting of a New Building</b></p> <p><i>To ensure that the scale and siting of new development respects the significance and character of the surrounding area and does not detract from the scale, form, unity, and character of Heritage Items or Heritage Conservation Areas.</i></p>	<p>The proposed building would be set behind the principal building line of the adjacent heritage item (I151) and would be set back further from Otho Street than the previous Police Station. Although the proposed building would be set forward of the Court House, the impact has been minimised through the scale and form. Notably, the proposed height of the building and the articulation of the façade minimises the visual impact and views to the Court House from Otho Street would not be obstructed.</p>
<p><b>7.4.3 Scale</b></p> <p><i>To ensure that the scale of a new building respects the significance of, and is compatible with, the character of the surrounding area.</i></p>	<p>The proposed scale of the building maintains the two-storey scale of the previous Police Station and is consistent with the scale of Otho Street and the Inverell CBD HCA. Further, the proposed building would be set below the primary ridge line of the Court House, and would allow the clocktower to continue to dominate as a landmark within the site and setting.</p>
<p><b>7.4.4 Proportions</b></p> <p><i>To ensure that the proportions of the new building respect the significance and character of the surrounding area.</i></p>	<p>The proposed proportions would not visually dominate the existing setting.</p>
<p><b>7.4.5 Setbacks</b></p> <p><i>To ensure that the setback of the new buildings respects the significance and character of the surrounding area.</i></p>	<p>The proposed building would be setback from Otho Street, and the principal building line of the adjacent heritage item. Although the proposed building would be set forward from the Court House, the proposed scale and form would minimise the visual impact. Further, the proposed building would maintain the side setback which would ensure that the development would not impact upon views to the adjacent heritage items.</p>
<p><b>7.4.6 Facades</b></p> <p><i>To ensure new buildings reinforce the existing pattern and character of rectangular building forms and bays, windows and openings must be vertical in proportion.</i></p>	<p>The proposed façade would be a clearly contemporary construction within the existing setting. The proposed materiality would assist with the articulation of the façade which would maintain the vertical proportions of the adjacent heritage items.</p>



<b>7.4.7 Form and Massing</b> <i>To ensure that the form, massing and overall shape of new buildings, particularly roofs, façades and verandahs respect the significance and character of the surrounding area.</i>	The proposed form includes the use of a projected verandah roof form, which assists with the separation of the bulk.
<b>7.4.8 Landscaping</b> <i>To ensure that new landscaping respects the significant characteristics of both Heritage Items and Heritage Conservation Areas.</i>	Minimal soft landscaping would be introduced into the site, due to the nature of the site.
<b>7.4.9 Detailing</b> <i>To ensure that detailing on new buildings respects but does not imitate original detailing on older surrounding buildings.</i>	The proposed building would not replicate historic detailing but would maintain the vertical proportions of the existing heritage items within the vicinity.
<b>7.4.10 Materials, Finishes and Colours</b> <i>To ensure that materials, finishes and colours used in new development respect the significance and character of Heritage Items and buildings within Heritage Conservation Areas.</i>	The proposed materiality is sympathetic to the existing setting, particularly through the use of contemporary yet not visually dominant materials and finishes. Heritage 21 were involved in the selection process of the materials and finishes, to minimise the visual impact of the new build on the existing setting.
<b>7.4.11 Garages, Carports, Sheds and Tennis Courts</b> <i>To ensure that garages, carports, sheds and tennis courts do not detract from the character of Heritage Items and Heritage Conservation Areas due to inappropriate location, design and materials</i>	The proposed carports and sheds would be located at the rear of the site which would ensure that they would not detract from the views to the heritage item, nor the HCA.
<b>7.5 New Development in the Vicinity of a Heritage Item</b>	
<b>7.5.1 General</b> <i>To ensure that new buildings provide a setting for adjoining Heritage Items so that their historical context and heritage significance are maintained.</i>	The proposed building would maintain a similar siting and setback to the former police station to ensure that the proposed building would not visually dominate the adjacent heritage item.
<b>7.6 Signs and Advertising</b>	
<b>7.6.1 General</b> <i>To ensure that signs, and in particular advertising signs, respect and enhance the amenity of the area.</i>	The proposed signage would be in keeping with the requirements of the site, would not be fixed to significant fabric, would not be illuminated and the number of signs has been minimised in order to reduce visual clutter.

### 6.2.3 Responses to the OEH Questions

#### ***New development adjacent to a heritage item (including additional buildings and dual occupancies)***

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*

**Response** – The proposed siting, scale and form of the new development has been carefully designed in order to minimise the impact upon the Inverell Court House, Former Rural Bank and the Inverell CBD HCA. Notably, the proposed building would comprise of two-storeys which would be consistent with the existing scale along Otho Street, the former Police Station and the Former Rural Bank. The proposed height would be set below the main ridge line of the Court House. Although the proposed building would be set forward from the Court House, it would be set behind the principal building line of the Former Rural Bank and the bulk of the new building would be separated from the Court House. The proposed connection between the Court House and new Police Station would also be located at the rear of the original Court House building and would

comprise the necessary connection without requiring the removal of significant fabric and would be considered in Heritage 21's opinion to be a reversible measure. The proposed articulation of the façade and materiality, including the use of vertical proportions, would also minimise the visual impact upon the adjacent heritage items and HCA.

Further, the proposed introduction of additional canopies would be located at the rear of the site and the introduction of a new fence would improve views to the site from Campbell Street.

- *Why is the new development required to be adjacent to a heritage item?*

**Response** – The proposed building would be the new Inverell Police Station, which would be located in the approximate location of the previously demolished Police Station. The proximity of the Police Station to the Court House is necessary for law enforcement purposes and is intrinsic to the significance of the law enforcement complex at the site.

- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*

**Response** – The proposed siting of the new building ensures the retention of the existing reduced curtilage of the Court House and the lot boundary curtilage of the adjacent Former Rural Bank. The Court House, while a listed heritage item, is also associated with the police complex of the subject site and as such, the proposed siting and form of the new Police Station is appropriate. Although the connection between the Court House and Police Station would be included within the development, the new ramp and roof structure have been located at the rear of the original Court House building, in order to minimise the impact upon the curtilage.

- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*

**Response** – The proposed development would not impact upon views to the Inverell Court House, nor the Former Rural Bank. Although the proposal would include the introduction of a connection between the Police Station and the Court House, the ramp and roof structure would be sufficiently setback to minimise the impact upon views and the impact upon significant fabric. The connection would be set behind the rear building line of the original Court House structure. The proposed form and materiality have also been selected in order to articulate the contemporary nature of the addition, without detracting from the heritage item.

- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*

**Response** – Unknown, it is beyond the scope of this report.

- *Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?*

**Response** – Yes, the proposed siting, scale and form of the new building has been carefully designed in order to minimise the visual impact of the proposed building on the existing heritage items. This includes the maintaining of the two-storey scale, the height being set below the main ridge line of the Court House and the proposed materiality, which whilst contemporary, is sympathetic and would not visually dominate the setting.

- *Will the additions visually dominate the heritage item? How has this been minimised?*

**Response** – The proposed development would include the construction of a ramp and roof structure, to provide a necessary connection between the Court House and the Police Station. The potential impact has been minimised through the siting, setback and scale of the connection.

- *Will the public, and users of the item, still be able to view and appreciate its significance?*

**Response** – Yes, the proposed works would not impact the views to the items from Otho or Rivers Streets. The proposed new building would improve views to the site from Otho Street.

#### ***New landscape works and features (including carparks and fences)***

- *How has the impact of the new work on the heritage significance of the existing landscape been minimised?*

**Response** – The proposed works would include the construction of a new fence at the rear of the site which would improve views to the site from Campbell Street and I095.

- *Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?*

**Response** – Due to the nature of the site, the site has always incorporated minimal soft landscaping. As such, the reinstating of soft landscaping has not been deemed necessary for this section of the site.

- *Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?*

**Response** – No, not as far as Heritage 21 is aware.

- *Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?*

**Response** – Unknown, it is beyond the scope of this report.

- *How does the work impact on views to, and from, adjacent heritage items?*

**Response** – The proposed works would not impact upon views to the adjacent heritage items, however the introduction of new fencing at the rear of the site, along Campbell Street, would improve views to the site from heritage item I095.

#### ***New signage***

- *How has the impact of the new signage on the heritage significance of the item been minimised?*

**Response** – The proposed signage has been reduced to an appropriate sign on the façade of the new Police Station and the necessary parking signs required along both Otho and Campbell Streets. The signage would not be fixed to fabric of high significance and would not be illuminated. The proposed signage for both identifying the building as the Inverell Police Station and the parking signage would be imperative for the function of the site. Further, the proposed

Inverell Police Station signage would be in keeping with the materiality of the new building which would minimise the visual impact and be sympathetic to the existing setting.

- *Have alternative signage forms been considered (e.g. free standing or shingle signs). Why were they rejected?*

**Response** – No, alternative signage forms were not considered appropriate.

- *Will the signage visually dominate the heritage item/heritage conservation area or heritage streetscape?*

**Response** – No, the proposed signage would be appropriate for the existing setting. In addition, it would be fixed to the new building and within the street which would ensure that it would not impact upon fabric of high significance.

- *Can the sign be remotely illuminated rather than internally illuminated?*

**Response** – The proposed signage would not be illuminated.



## 7.0 CONCLUSION & RECOMMENDATIONS

### 7.1 Impact Summary

The NSW Office of Environment & Heritage's guidelines require the following aspects of the proposal to be summarised.<sup>17</sup>

#### 7.1.1 Aspects of the proposal which respect or enhance heritage significance

In our view, the following aspects of the proposal would respect the heritage significance of the subject site, the Inverell CBD HCA and heritage items in the vicinity:

- The proposal would include the retention of heritage items located within the site, including the Court House (I160) and the Police Residence (I163);
- The proposal would not alter the historic subdivision pattern in the Inverell locality;
- The proposal would ensure the continued historic use of the site as a Police Station. Notably, ensuring the continued close proximity of the station to the Inverell Court House;
- The proposal would ensure the continued community engagement with and use of the subject site;
- The proposed Police Station would be set back further from Otho Street than the previous Police Station building, would be set below the main ridge line of the Court House and has been carefully designed with an articulated façade with vertical proportions, to further minimise the visual impact;
- The proposed treatment of the façade from Otho Street would improve upon the previous Police Station, which would improve views to the site from the public domain;
- The proposed connection between the Court House and new Police Station would be set behind the original building, would not require the removal of significant fabric and would be considered a reversible measure;
- The proposed fence to be constructed at the rear of the site, along Campbell Street, would improve views to the rear of the site; and
- The proposal would incorporate sympathetic materials and finishes that would not visually dominate the setting.

#### 7.1.2 Aspects of the proposal which could have detrimental impact on heritage significance

In our view, there are no aspects of the proposal which could be detrimental to the significance of the subject site, the Inverell CBD HCA and heritage items in the vicinity. The neutral/positive impacts of the proposal have been addressed above in Section 7.1.1.

---

<sup>17</sup> NSW Office of Environment and Heritage, 'Statements of Heritage Impact' (Heritage Office and Department of Urban Affairs & Planning, 1996), <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>.

### 7.1.3 Sympathetic alternative solutions which have been considered and discounted

Heritage 21 provided heritage advice to the applicant which has been incorporated in the final proposal as described in Section 5.0 and which includes:

- The proposed design of the rear fence situated along the Campbell Street boundary. The proposed fence, notably the alternating colours, was inconsistent with the existing fencing pattern and would, in Heritage 21's opinion, visually dominate the setting. The proposed fence should reflect the verticality of the proposed new façade. Heritage 21 would recommend incorporating a Stratco fence system, 30 wide by 50 deep aluminium with 15 mm gaps. The aluminium could be finished in a timber look or similar, consistent with the façade. However, the materials and finishes must be consistent and Heritage 21 would not recommend alternating colours.
- The removal of timber from the proposed materials and finishes schedule, due to the lack of longevity of the material.

It must be noted that Heritage 21 did encourage the introduction of an additional setback of the proposed new Police Station building from Otho Street, however it was not deemed possible.

## 7.2 Mitigation Measures

To ensure maximum conservation of significance of the subject site, Inverell CBD HCA and heritage items in the vicinity, Heritage 21 also recommends the following:

### 7.2.1 Temporary Protection Plan

Prior to the commencement of any work, consideration shall be given to the development of temporary protection measures that would identify potential risks and outline methodologies to negate any physical impact on significant fabric located in the vicinity of the area of works on the subject site. This is to be prepared by a suitably qualified contractor and implemented prior to the works to be monitored by the architect and followed by all tradespeople involved.

### 7.2.2 Interpretation Plan

An Interpretation Strategy should be prepared by a heritage professional. This would identify key users of the site, develop themes and key messages for the identified audience, and propose options for communication of heritage values to visitors and users of the site. This may be in the form of graphic display, art installations, design features or other interpretive media.

## 7.3 General Conclusion

Heritage 21 is therefore confident that the proposed development complies with pertinent heritage controls and would engender a neutral impact on the heritage significance of the subject site, the Inverell CBD HCA and heritage items in the vicinity. We therefore recommend that Inverell Shire Council and the Northern Regional Planning Panel view the application favourably on heritage grounds.

## 8.0 SOURCES

- Apperley, Richard, Robert Irving, and Peter Reynolds. *A Pictorial Guide to Identifying Australian Architecture Styles and Terms from 1788 to the Present*. Sydney: Angus & Robertson, 1994.
- Australia ICOMOS. 'The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance'. Australia ICOMOS, 2013. <http://australia.icomos.org/publications/charters/>.
- Inverell Shire Council. 'Inverell Development Control Plan', 2013. <https://inverell.nsw.gov.au/building-and-development/development-control-plan/>
- . 'Inverell Local Environment Plan', 2012. <https://www.legislation.nsw.gov.au/#/view/EPI/2012/614>
- NSW Land and Property Information. 'SIX Maps', n.d. <http://maps.six.nsw.gov.au/>.
- NSW Office of Environment and Heritage. 'Assessing Heritage Significance'. NSW Heritage Office, 2001. NSW Heritage Manual. <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/listings/assessingheritagesignificance.pdf>.
- . 'State Heritage Inventory'. *Search for NSW Heritage*, n.d. <http://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx>.
- . 'Statements of Heritage Impact'. Heritage Office and Department of Urban Affairs & Planning, 1996. NSW Heritage Manual. <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>.
- Pollon, Frances, ed. *The Book of Sydney Suburbs*. Sydney: Cornstalk, 1996.
- 'Sydney Subdivision Plans'. State Library of NSW, n.d. Mitchell Map Collection. <http://www.sl.nsw.gov.au/>.