

4. Heritage Impacts

Consideration of any heritage impacts of the development as required under cl 5.10(5) of Tumut LEP on nearby local heritage items particularly Sefton House

The submitted SEE noted:

Clause 5.10 Heritage Conservation

The objectives of this clause are noted as follows:

- “(a) to conserve the environmental heritage of Tumut,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.”*

The site is not identified as a heritage item and is not located within a Heritage Conservation Area.

The site is not identified as an archaeological site and given the history of land uses on the site, is not anticipated to contain any items of archaeological significance.

An aboriginal heritage information management system (AHIMS) search has revealed that there are no Aboriginal sites in or near the subject site and no Aboriginal places declared in or near the site.

It is considered that as the amenity of the area will be preserved, the proposal is consistent with the objective of this provision and is in accordance with Council’s requirements.

Additional commentary as requested in Item 4 - Heritage Impact.

Under the provisions of Tumut LEP 2012, Clause 5.10(5) reads as follows:

(5) Heritage assessment

The consent authority may, before granting consent to any development—

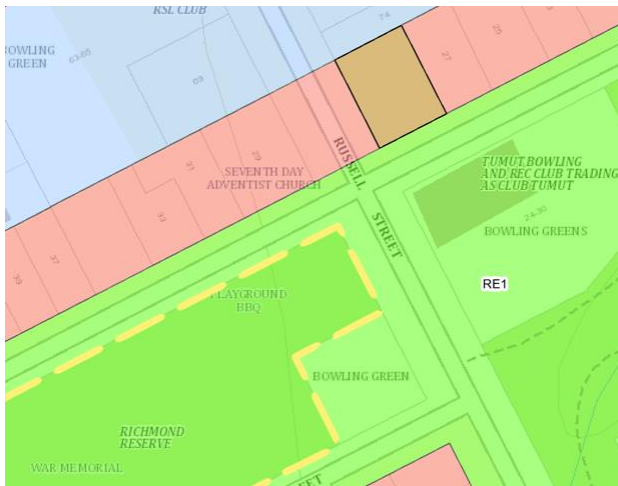
- (a) on land on which a heritage item is located, or*
- (b) on land that is within a heritage conservation area, or*
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),*

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

In accordance with Clause 5.10(5) of the Tumut Local Environmental Plan 2012, due consideration must be given to the effect of the proposed development on the heritage significance of Sefton House, a locally listed heritage item located approximately 50 metres from the site of the proposed multi-purpose facility.

As previously noted the subject site:

- a. is not identified as a heritage item;
- b. is not located within a Heritage Conservation Area.
- c. it is noted that the subject site is within the vicinity, some 50 metres, of a heritage item identified as 29 A Richmond Street, Tumut known as Sefton House and is currently vacant. Sefton House is an identified local heritage item due to its historical, aesthetic and social value to the Tumut community. Its Federation-style architecture, period detailing, and contribution to the character of the area underscore its local heritage value.



Extract from Tumut LEP 2012 identifying location of Heritage Item 29A Richmond Street, Tumut

While the proposed development is not located directly on or adjacent to the heritage site known as Sefton House, its proximity (approximately 50 metres) necessitates an analysis of indirect impacts, including:

1. How is the impact of the new building on the heritage significance of the item to be minimised?

The design and siting of the proposed multi-purpose facility has been carefully considered to ensure that potential impacts on the nearby heritage item, *Sefton House*, are minimised and managed appropriately. The following measures will be implemented to respect and preserve the heritage significance of Sefton House:

1. Sympathetic Design Approach
The new building incorporates a contemporary but restrained architectural language that avoids mimicking historic styles while maintaining a respectful relationship in scale, materials, and colour palette. This approach ensures a clear distinction between old and new, while acknowledging and complementing the character of Sefton House.
2. Appropriate Siting and Setbacks
The building is located approximately 50 metres from Sefton House, providing a generous physical separation that helps to retain the item's visual prominence within its setting. This buffer reduces the potential for overshadowing or visual domination.

3. Retention of Key View lines

The development has been designed to retain key public view corridors to and from Sefton House, particularly from nearby streetscapes. Landscaping and massing have been configured to avoid obstructing important visual connections to the heritage item.

4. Landscape Integration

A landscape buffer comprising low-scale native plantings and complementary hardscape elements will be provided between the new development, the primary intersection Richmond and Russell Streets and Sefton House, softening the visual transition and maintaining a cohesive precinct character.

5. Material and Colour Selection

External finishes have been chosen with sensitivity to the surrounding context. Earthy tones ensure the new building sits harmoniously within the recreational setting without competing visually with Sefton House.

The proposed new multi-purpose facility has been thoughtfully designed to sit comfortably within the eclectic mix of the existing streetscape.

With particular note the 2-storey form of the existing bowling club located directly opposite the heritage item, and noting the sound shell/stage structure located in Richmond Park.



Existing Bowling Club



Existing sound shell/stage located in Richmond Park

Through its scale, form, and material selection, the development achieves a balanced and respectful presence that complements the diverse architectural character of the area while ensuring the heritage significance of nearby Sefton House is preserved and protected.

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

The location of the proposed new multi-purpose facility adjacent to Sefton House has been guided by both functional and strategic planning considerations.

While Sefton House is a recognised heritage item, its proximity to the proposed site reflects the following key factors:

1. The subject site is centrally located within the township, ensuring the new facility is highly accessible to the broader community. Its proximity to Sefton House is a consequence of siting the facility within a well-connected civic and social precinct, rather than an intention to impact the heritage item.
2. The proposed multi-purpose facility is intended to enhance and support the broader civic environment, including nearby facilities and services. Its proximity to Sefton House and other existing community infrastructure fosters a coherent, walkable, and service-oriented precinct, improving convenience and user experience.
3. Available land for community infrastructure within the immediate area is limited. The chosen site represents one of the few suitable parcels that can accommodate the scale and functional requirements of the facility without displacing other essential land uses.
4. Rather than being in conflict with Sefton House, the new development presents an opportunity demonstrating how modern architecture can sensitively co-exist with heritage items. The proposal includes design measures that consciously minimise visual and physical impacts on the heritage setting, enhancing the overall character of the recreational precinct.
5. Locating the new facility in proximity to Sefton House contributes to the revitalisation of the area, activating underused spaces and reinforcing a sense of place. The existing heritage item will add cultural significance to the new development, creating a dialogue between past and present.
6. The new facility will provide a modern contemporary development that will enhance and update the physical condition and use of the Richmond Park asset and ensure a continued service to the community.

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

The curtilage provided around Sefton House plays a vital role in supporting the ongoing conservation of its heritage significance. By maintaining an appropriate physical and visual buffer between the heritage item and surrounding development, the curtilage ensures that it remains a visually prominent feature within the streetscape, allowing its architectural form, scale, and detailing to be appreciated without intrusion from adjacent built forms.



The separation provided by the curtilage allows for clear interpretation of the heritage item as a standalone structure of significance, rather than as a component overshadowed by newer development. This enhances public appreciation of its design, function, and legacy. It is noted that the siting of the new facility is well outside the physical curtilage of the nominated Heritage item.

The curtilage is a critical element in ensuring the preservation of the cultural, historical, and architectural significance of Sefton House. The development of the multi-purpose facility will have no impact upon the noted curtilage of the nominated Heritage item.

4 How does the new development affect views to, and from, the heritage item?

The proposed multi-purpose facility has been carefully designed to ensure that key views to and from *Sefton House* are retained and respected, supporting the ongoing appreciation of its heritage significance within the broader streetscape, as no significant views will be impacted by the proposed development.

Due to its setback and low-profile built form in proximity to Sefton House, the development does not intrude on the primary sightlines that define the heritage item's setting. Views from Sefton House across the streetscape are maintained, allowing it to retain its sense of place and orientation within the locality.

In addition, the inclusion of landscaping between the development and Sefton House enhances the visual transition between the two, softening any contrasts and contributing to a coherent and attractive setting.

In the context of an eclectic streetscape, the new development reinforces a sense of visual diversity without diminishing the prominence of Sefton House. It contributes positively to the evolving character of the area while ensuring the heritage item remains a focal point.

Overall, the development supports the visual integrity of Sefton House by ensuring that it remains clearly legible within its context, enhancing—not detracting from—its contribution to the streetscape.

5 Are the additions sited on any known or potentially significant archaeological deposits?

There are no known significant archaeological deposits in the area of the proposed development.

6 Are the additions sympathetic to the heritage sites?

The design of the proposed multi-purpose facility is considered to be sympathetic to the existing recreational environment and will have minimal impact upon the identified heritage item. The proposed design is considered to be uncomplicated in style and sensitive in scale and character ensuring that the heritage value of the item is respected and preserved.

7 Will the additions tend to visually dominate the heritage item?

No, the new multi-purpose facility will not visually dominate the heritage item.

The proposed multi-purpose facility has been carefully designed to ensure it remains visually recessive in relation to Sefton House, preserving the heritage item's significance within the streetscape.

As the new build is located some 50 metres away from the nominated heritage item, this will limit the impact it will have upon the heritage item as it will sit respectfully within the streetscape and will not detract from or overpower the heritage value of Sefton House.

It is considered that the development is well set back from the heritage item, creating a generous physical and visual buffer that helps maintain Sefton House's setting and legibility as a stand-alone historic structure.

5.10.8 Will the public and users of the items still be able to view and appreciate its significance?

The proposed multi-purpose facility will not limit public access to the nominated heritage item, nor will it limit visual appreciation from the street and surrounding locality.

As such, it is considered that the proposed new multi-purpose facility will have minimal impact upon the listed local heritage item – Sefton House. The proposed redevelopment is contemporary in design, yet sympathetic to its setting and interface with the existing streetscape. The architectural design responds in a respectful manner and is well-integrated into the local context and site characteristics. Due care has been taken in the design of this proposal to ensure minimal adverse impact will occur upon the existing site.

The proposal to redevelop the existing centre respects and complies with Council's controls as noted above. The proposal is consistent with the character of the neighbourhood and respects the scale and form of the streetscape, the existing site conditions and the nominated heritage item.