

# REVISED STATEMENT OF HERITAGE IMPACT

35-37 QUONDOLA STREET &  
36 MERIMBOLA STREET, PAMBULA



*Artists impression of proposed building  
(Source: Gordon Building Design)*

## ISSUE C

Prepared by

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On behalf of

EAS Investments (ACT) Pty Limited  
ACN 625 475 970

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**Report Issue Register**

Issue	Details	Date
A	Statement of Heritage Impact for DA submission	24 June 2021
B	Written response to Council's Heritage Advisor comments	16 June 2022
C	Revised Statement of Heritage Impact following receipt of Urbis Heritage Report to Southern Regional Planning Panel (10 November 2022)	28 November 2022

**Quality Assurance**

This report has been reviewed and approved for issue in accordance with the Philip Leeson Architects Procedures Manual.

**Acknowledgement of Country**

PLA respect and acknowledge past, present, and future traditional custodians and elders of the lands on which we live and work. We acknowledge and extend our respect to all Australia's Indigenous peoples.

# 1. Introduction

This Revised Statement of Heritage Impact has been prepared by Philip Leeson Architects on behalf of EAS Investments (ACT) Pty Limited. It assesses the heritage impact of the proposed redevelopment of 35-37 Quondola Street and 36 Merimbola Street, Pambula (subject site). The proposal is shown on drawings prepared by Gordon Building Design and dated 3 November 2022.

The proposal includes the demolition of the Royal Willows Hotel, the associated motel units, a bottle shop and two sheds. New works would consist of a supermarket building containing a bottle shop and café tenancy, both fronting Quondola Street. Parking would be provided to the rear (east) of the supermarket as well as in an undercroft parking area.

## 1.1 Background

Philip Leeson Architects previously prepared a Statement of Heritage Impact (dated 24 June 2021) which assessed the impact of the proposed development on the heritage values of the Pambula Main Street Conservation Area. This report accompanied the submission of Development Application DA2021.358 to the Bega Valley Council (the **Council**).

The Development Application was referred to the Southern Regional Planning Panel (**SRPP**), who met on 7<sup>th</sup> December 2021 and requested an external, independent review of the Statement of Heritage Impact. In response, the Council advised it had consulted its internal Heritage Advisor as part of the external, independent review. Council's Heritage Advisor provided a number of design recommendations and a sketch to the Applicant on 3 June 2022. Several amendments were made to the design in response to these comments and submitted to the Council.

Following this, the SRPP engaged an independent heritage advisor (Stephen Davies of Urbis) who provided a written response addressing the following terms:

1. *The veracity and completeness of the assessments of heritage conservation matters in the context of the requirements of Clause 5.10 (1), (2), (4), (5) and (6) of the Bega Valley Local Environmental Plan 2013*
2. *The appropriateness of the proposed bulk, scale, form and finishes of the proposed development, in the context of the Quondola Street Conservation Area, relevant planning controls, history of the building and issues raised by the members of the public in public meetings and submissions.*
3. *The potential for alternative building forms and finishes which would be more compatible and appropriate to the relevant historical context and existing built form character of the village*

The written response prepared by Urbis recommended that a revised Heritage Impact Statement be prepared, incorporating the various sources of information already prepared by the expert parties and local residents. Urbis also recommended changes to the design of the proposed development. The design of the proposed development has been amended in response to local resident submissions and Urbis' recommendations. This Revised Statement of Heritage Impact assess the heritage impact of the revised design and has been prepared in response to the recommendations of the SRPP's independent heritage advisor.

## 1.2 Site Location

The subject site includes two lots located on the east side of Quondola Street (Lots 19 and 20 Section 33 DP 758825, 35-37 Quondola Street) and another lot located to the east (Lot 15 DP 1204078) which fronts Merimbola Street. The lots to Quondola Street and Merimbola Street are separated by a Council owned drainage reserve.



Aerial showing the subject site  
(Source: Six Maps)

## 1.3 Heritage Status

The front (west) portion of the lots fronting Quondola Street are included in the Pambula Main Street Conservation Area which is a listed heritage item at Schedule 5 (Heritage Items) of the Bega Valley Local Environmental Plan 2013 (LEP). The subject site is also located in the vicinity of places that are individually listed as heritage items in the LEP.<sup>1</sup> These include:

- 33 Quondola Street, known as McPhersons Drapery and located adjacent to the subject site (1235)
- 26-30 Quondola Street, known as Covington's Retreat and located opposite the subject site (1261)
- 32 Quondola Street, Christ Church Anglican Church, located diagonally opposite the subject site (1234)

The extent of the Conservation Area and the individually listed heritage places are shown on the plan below.

<sup>1</sup> The Bega Valley Development Control Plan 2013 defines 'in the vicinity' in urban areas to be adjoining and adjacent allotments as well as those opposite the heritage item.





Plan showing extent of the Pambula Main Street Conservation Area (red hatch) and individually listed heritage places (brown)

Neither the Royal Willows Hotel nor the associated structures on the subject site are identified as heritage items in the LEP.

### Statement of Significance

There is no statement of significance on the State Heritage Inventory for the Pambula Main Street Conservation Area, though it is noted to be a “historical, aesthetic, technical group of buildings”. The following is also included in the historical notes or provenance section of the Inventory.

*The main street of Pambula retains a good number of its historic buildings. The view down Quondola Street focuses the eye and provides a contrasting foreground with the view through to the river flat, the cleared pastoral land beyond and the natural bush on the ridgeline. The view has remained surprisingly consistent over a long period of time and has a high degree of aesthetic and interpretative potential in addition to its historic quality.*

### 1.4 Limitations

The physical description and notes on the condition and integrity of the Royal Willows Hotel are based on a visual inspection of the site and historical information that was available at the time of preparing this Revised Statement of Heritage Impact. The visual inspection was limited to accessible internal and external areas and did not include inspection of the building at height or a review of the sub-floor space. No invasive investigations to view structural elements were undertaken.

## 2. Historical Summary

### 2.1 Background

Whilst no historic plans of the Royall Willows Hotel have been found to date, a detailed historical account that focuses on the licensees of the hotel was prepared as part of the nomination of the site for inclusion in Schedule 5 of the LEP (Shirley Bazley, Angela George and Pat Raymond, October 2018) and provides insight into the development of the site. Historical information is also contained in the inventory sheet included in the Urban Design Guidelines for Pambula Commercial Area Volume II (Suzannah Plowman, 1994). There are several conflicting dates contained within these existing studies. Also, of assistance in facilitating an understanding of the development of the site are several photographs of the hotel from the late 19<sup>th</sup> and 20<sup>th</sup> centuries that demonstrate how the Quondola Street frontage changed over time.

Whilst the following historical summary relies partly on the information contained in previous studies, attempts have been made during the preparation of this Revised Statement of Heritage Impact to corroborate the historical information. Where particular details remain unclear, this is noted in the sections below.

Broadly speaking, the hotel has undergone four major phases of alteration/upgrade in which the presentation of the building to Quondola Street has been dramatically changed: During the late 19<sup>th</sup> century the hotel was located in a cottage with widely visible hipped roof and verandah to Quondola Street. This cottage was largely concealed by additions to the front of the building during the early 20<sup>th</sup> century when a decorative parapet and larger verandah were introduced. Decorative elements to the front of the building were removed during the mid-20<sup>th</sup> century, creating an austere cuboid building reflective of the prevailing tastes of the time. The front of the building was overhauled once again during the 1990s when an amalgamation of various decorative elements were introduced to create a frontage evocative of a historic hotel.

### 2.2 Nineteenth Century

The inventory sheet for the site notes that the building was erected in 1864 whilst the history prepared for the heritage nomination indicates that it was developed as a hotel after 1883, the site having previously being occupied by a cottage which was the home of William and Catherine Graham. Two different types of chimneys are evident in historic photographs of the hotel (including those from the 1880s) suggesting that part of the 1864 cottage was retained with new additions constructed during the 1880s when the site became a hotel.

The hotel was established by William James Tweedie and his wife Mary Jane who was a daughter of William and Catherine Graham. The Tweedie family had a long association with the hotel during the approximately 40 years they owned the site, despite transferring the licence to other proprietors on numerous occasions.

In 1885, the Candelo and Eden Union referred to the building as “a very pretty cottage” built for Mr Tweedie. In that same year, reference was made to “a fine, large cottage on well laid out premises [...] quite an addition to this section of the street, where it [...] provides relief to the eyes that have had for too long to gaze on the ancient, in a colonial sense, kind of domiciles that have held monopoly on this street”.<sup>2</sup>

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<sup>2</sup> Shirley Bazley, Angela George and Pat Raymond, Nomination for listing: Bega Valley Shire Council Local Environment Plan, Schedule 5 Royal Willows Hotel/Motel 35-37 Quondola Street, Pambula, October 2018



*Royal Hotel (circa 1885). The two chimneys on the right side appear to be face brick and have a more substantial capping compared with that on the left side which remains and is rendered.*

*(Source: Tooth & Company Limited, Photographs: Hotels (Country), ANU Archives)*

The descriptions of the place in 1885 suggest that the hotel building had largely been completed by this time with a publican's licence granted to Mr Tweedie on 29 January 1886. In October of that year however, it was reported that Mr Tweedie had not until "recently taken steps to carry into effect the alterations then contemplated". The hotel had opened by early 1887 with the issue of a publican's licence authorised in January 1887 to William James Tweedie for new premises erected by him and to be known as the Royal Hotel. In February, the Bega Standard announced that "a new hotel, the Royal, was opened a week or two ago by W J Tweedie, noting it to be an elegantly furnished house which he "keeps it well from what we can hear".

In the same year that the hotel was opened (assumed 1887), it was advertised for sale. The auction notice described the place as a substantial weatherboard building of 10 rooms on stone foundations with lath and plaster walls, front and back verandah, passage and hall with an iron roof. A separate kitchen also with iron roof contained a large brick oven, while there was also a store and a servants rooms, a five stall stable, large loft, buggy shed, vegetable and flower gardens, all standing on a half-acre allotment. The advertisement also mentioned a half acre adjoining allotment upon which stood a substantial blacksmith shop.

It appears that the sale of the hotel did not proceed and in both February and October 1889, the hotel was advertised to let. At this time, it was described as "the well and favourable known Royal Hotel, at Pambula, a new and commodious house doing a good business" By this time, Mr Tweedie was operating the blacksmith's shop associated with the Royal Hotel and advertised in the Bega Standard that he "he resumed work in his Blacksmith shop adjoining the Royal Hotel".



*Royal Hotel*

(Source: *Illawarra and South Coast Steam Navigation handbook*, 2<sup>nd</sup> edition, 1912)

From at least July 1890, the hotel business was operated by others with Thomas Mooney running the hotel from this time until January 1893 when he was facing bankruptcy. At this time, like on numerous subsequent occasions, Mr Tweedie resumed the licence of the hotel. In that same year, Granville Alfred Wood took charge of the business, though in February 1894 he was fined for “allowing billiards to be played on his premises for hire or profit, he not been the holder of a licence”.

### **2.3 Improving the Premises (1895-1927)**

By September 1895, W J Tweedie was again the Royal Hotel licensee, and in November it was reported that he was “having the premises thoroughly renovated. The sidewalk in front of the hotel has been raised and levelled, making a great improvement in the appearance of the street”.

Following the renovations, there was a series of licensees including Mr J McKee (from October 1896), JW Thicknesse (from December 1899), G W Rochfort (from April 1900) and George Kelly (from 1904). In 1906, Peter Daly took over the licence for the hotel and spent around 300 pounds on renovations and additions. Like earlier periods, the licence of the hotel continued to change hands relatively quickly with Nairne Alexander becoming licensee in February 1909 followed by CL Brown in 1911 and Peter Frederick Christoph Putenson in November 1912.

In July 1915, the licence was again taken over by the Tweedie family with WJ Tweedie’s daughter and son-in-law becoming licensees.<sup>3</sup> Three years later, in August 1918, WJ Tweedie again advertised the property for sale. The advertisements noted that the hotel contained “18 rooms with Billiard and sample room attached, 6 stall stable, loose boxes, motor shed and fowl houses, blacksmith shop adjoining”. At this time, the hotel was leased by C H Wood,<sup>4</sup> though the following month W J Tweedie resumed licensee duties.

In June 1921, Mr Tweedie was granted permission to erect four new rooms and enlarge the bar and bar parlour. It is possible that these renovations included the new verandah and frontage to Quondola Street. The management of the hotel appears to have remained with Mr Tweedie for several years after, up until his death in October 1926 when his wife took over the licence until selling the business and the premises to Mr McDonough in September 1927.

<sup>3</sup> Bazley *et al*

<sup>4</sup> *Southern Star (Bega)*, 10 August 1918, p3





*Hotel Royal (dated December 1928, though WJ Tweedie had died by this time)  
(Source: Tooth & Company Limited yellow cards, ANU Archives)*

## 2.4 Post Tweedie Ownership (1928-1954)

In June the following year, McDonough's application to renew the licence was refused as "he was not capable of properly conducting the business".<sup>5</sup> The licence was transferred to his brother James McDonough.

There was a quick succession of licensees during the late 1920s including Charles Alexander Stewart (from September 1928), B Moran (from February 1929) and Alex Parsell (from May 1929).<sup>6</sup> Daniel Grant purchased the business in late 1930 and proceeded to undertake a series of renovations. This included provision of a new garage where the old blacksmith's shop stood and renovation of the billiard room which was let for a general store business. In 1934, Grant's licence was cancelled owing to three previous convictions. The licence was immediately transferred to Carlyle Norman Murray, Grant's son-in-law and owner of the freehold.<sup>7</sup>

The licence of the hotel changed hands another four times during the late 1930s and early 1940s. The licensees consisted of John B McTiernan who purchased the property in 1937 and briefly ran the business before handing over to Mr and Mrs Albert J Grant in September, followed by Herbert Ford (from August 1939)<sup>8</sup> and Mervyn Rixon (from December 1941). There were seven licensees in the period between 1946 and 1951. These consisted of John Bray (from 1946), George Thomas Clowry (from 1947), Hubert Joseph Ellis (from May 1948),<sup>9</sup> Nicholas George Kondos (from January 1949),<sup>10</sup> Ronald Charles Rhodes (from May 1949), John Bernard Fitzgerald (from February 1950) and Athol James Stubbs from November 1951. The lessee changed again in May 1954 to Charles Milsom.<sup>11</sup>

<sup>5</sup> Bazley *et al*

<sup>6</sup> Tooth & Company Limited yellow cards, ANU Archives, Royal Willows Hotel Pambula card 1 slide 1

<sup>7</sup> Bazley *et al*

<sup>8</sup> Tooth & Company Limited yellow cards, ANU Archives, Royal Willows Hotel Pambula card 2 slide 1

<sup>9</sup> Bazley *et al*

<sup>10</sup> Tooth & Company Limited yellow cards, ANU Archives, Royal Willows Hotel Pambula card 4 slide 1

<sup>11</sup> Tooth & Company Limited yellow cards, ANU Archives, Royal Willows Hotel Pambula card 5 slide 1





*Hotel Royal (September 1939)*

(Source: Tooth & Company Limited yellow cards, ANU Archives)

In June 1947, the business was connected to the Council's electricity supply and several years later, in February 1954, the premises were connected to town water supply, having previously relied on water from tanks and wells on the property.<sup>12</sup>



*Hotel Royal (circa 1949)*

(Source: Tooth & Company Limited yellow cards, ANU Archives)

## 2.5 Inland Hotels and Major Changes (Post 1954)

In September 1954, the hotel freehold was purchased by Inland Hotels Pty Ltd. There were eight different people who were responsible for running the hotel for the company over the next 10 years. They included Hillary James Maher (from 1954), followed by Frank David Baker (from August 1955), Walter Bruce McArthur (from September 1957), James Murray Taylor (from August 1958), Alfred Percy Matthews (from March 1959),<sup>13</sup> shareholders Matthew Philip McCoy (from September 1961), George Thomas Phelps and his wife, and Phil Edwards (from September 1962).

In January 1962, Inlay Shire Council approved the construction of the motel units to rear of the property. The following month it was announced that the successful tenderers were local contractors Messrs P Robinson, B McDonald and H Ward. In November that year, the former billiard room and sample room (later used as a general store) was demolished. This structure is thought to have been positioned approximately where the extant bottle shop is located. In December 1962, the hotel verandah was removed and it is assumed that at this time the hotel was transformed into the austere cuboid form

<sup>12</sup> Bazley *et al*

<sup>13</sup> Tooth & Company Limited yellow cards, ANU Archives, Royal Willows Hotel Pambula card 5 slide 1

evident in 1970s photographs. At this time, the first guests were welcomed in the motel units and the business officially became known as the Royal Willows Hotel-Motel.

By circa 1974, a bottle shop was located to the front of the motel units (refer to image below). It is thought that this was established in the reception office that was constructed for the motel units.



*Royal Willows Hotel and adjacent bottle shop (circa 1974)  
(Source: Hanging inside former hotel)*

Between 1965 and 1980, there were at least five licensees of the hotel, including David Patrick Wilkerson and his wife (from March 1965), Mervyn Hansen and his father Jack (from 1969), Louis Alexander, Janice Gemmell, Douglas James and Ina Maureen Willmott (from 1973), Janice Gemmell (from 1979) and Paul Gallagher (from 1980).<sup>14</sup>

In the early 1990s, the appearance of the front of the hotel was dramatically altered via the introduction of decorative return verandah and changes to the façade including new doors and windows, new cladding and new decorative parapet. The verandah to the front of the building had been constructed by 1994 (refer to aerial photographs below).



*Aerial of subject site (13 November 1989)  
There appears to be no verandah at this time  
(Source: Tooth & Company Limited)*



*Aerial of subject site (25 April 1994)  
The verandah had been constructed by this time (indicated)  
(Source: Tooth & Company Limited)*



*Lifting of new parapet onto the hotel (early 1990s)  
(Source: Hanging inside Royal Willows Hotel)*



*Lifting of new parapet onto the hotel (early 1990s)  
(Source: Hanging inside Royal Willows Hotel)*

<sup>14</sup> Bazley et al



## Description

### 2.6 Subject Site

The proposed development covers three sites: 35 and 37 Quondola Street and 36 Merimbola Street. A Council owned drainage reserve with a group of mature trees is located between the Quondola and Merimbola Street lots. The Merimbola Street lot is vacant save for a modern, Colorbond shed. There are two buildings to 37 Quondola Street which consist of a small bottle shop and the Royal Willows motel units. The former Royal Willows Hotel is located at 39 Quondola Street and, along with the bottle shop and motel units, is discussed in further detail below.

### 2.7 Former Royal Willows Hotel

The former Royal Willows Hotel has been considerably altered during the period that it operated as a hotel, with most of the external fabric visible to the front dating to the 1990s when a new façade and verandah were introduced.

#### Front Part - Exterior

The front portion of the single storey building is timber-framed and there are brick and timber additions to the rear. The hipped roof form of the 19<sup>th</sup> century hotel remains, though is largely concealed by the 1990s parapet which returns to the south side. A skillion section of roof is located between the extant façade and the original hipped roof form and was presumably introduced when the presentation of the hotel was changed during the early 20<sup>th</sup> century. One 19<sup>th</sup> century rendered chimney remains and is also concealed from views from Quondola Street. Both the chimney and the hipped roof forms of the original hotel are visible from distant views to the rear (east), though these are largely obtainable over undeveloped parts of adjoining blocks which are located outside the Pambula Main Street Conservation Area.



*Former Royal Willows Hotel from opposite side of Quondola Street*



*View of rear from Bennett Lane bus stop. The hipped roofs of the original hotel are indicated*



*View of rear from Bullara Street, looking across adjoining premises. The remaining chimney is indicated*

Elements to the Quondola Street frontage and the associated return date from the early 1990s and include:

- A parapet incorporating a central, projecting arched section with decorative 'drop' moulding and signage. Both the parapet and the central arched portion are much taller than the early 20<sup>th</sup> century parapet, with the arched portion stretched to an unusual proportion in the extant parapet. Unlike the early 20<sup>th</sup> century parapet to the hotel, the current parapet includes:
  - A moulded cornice with brackets;
  - Nameplates (located beneath the cornice);
  - Four, smaller pilasters (compared with the original eight) that are limited to the portion above the cornice.
- Return verandah with concave roof clad in corrugated metal sheeting, timber posts and timber-framed metal frieze with metal brackets. Both the early 20<sup>th</sup> century verandah and the 19<sup>th</sup> century verandah were limited to the front (they did not return to the south side). The former was a similar depth to the extant verandah but had a flatter roof concealed by timber fascia/signage panels. The late 19<sup>th</sup> century verandah also had a concave metal roof, though the depth of the verandah and the pitch of the roof was less than the extant which has an unusually large scale. Whilst both earlier verandahs incorporated cast iron, neither had a timber frame.
- Street elevation clad in rusticated weatherboards with a chamfered corner to the south end. Previous iterations of the hotel had the same cladding to the front, though the chamfered corner appears to have been first introduced with the 1990s frontage. The northern portion of the front of the 19<sup>th</sup> century hotel was set back from the southern part. The placement of two of the windows and one door to the northern part of the frontage is similar to the early 20<sup>th</sup> century hotel whilst the openings to the southern part are in a different configuration. Extant doors are a six panel type with highlight (including a pair to the north),<sup>15</sup> whilst the windows are double hung sashes, including a single type similar to the 19<sup>th</sup> century hotel. The other windows are larger units and consist of a pair of double hung sashes flanked by narrower, fixed sashes. Unlike the early 20<sup>th</sup> century hotel windows which consisted of three equal sized sashes, the extant windows are divided into four sections and incorporate half round pilasters and heavily moulded architraves.
- South return clad in weatherboards and breeze blocks to subfloor.<sup>16</sup> Unlike previous iterations of the hotel, the return now has a short parapet (instead of eaves overhang) and raised deck. The sash windows to this side are a modern aluminium type with wide architraves.

<sup>15</sup> The scale of the paired doors and placement of handle does not reflect traditional scale/arrangement of French doors.

<sup>16</sup> The breeze blocks likely date to the circa 1960s.

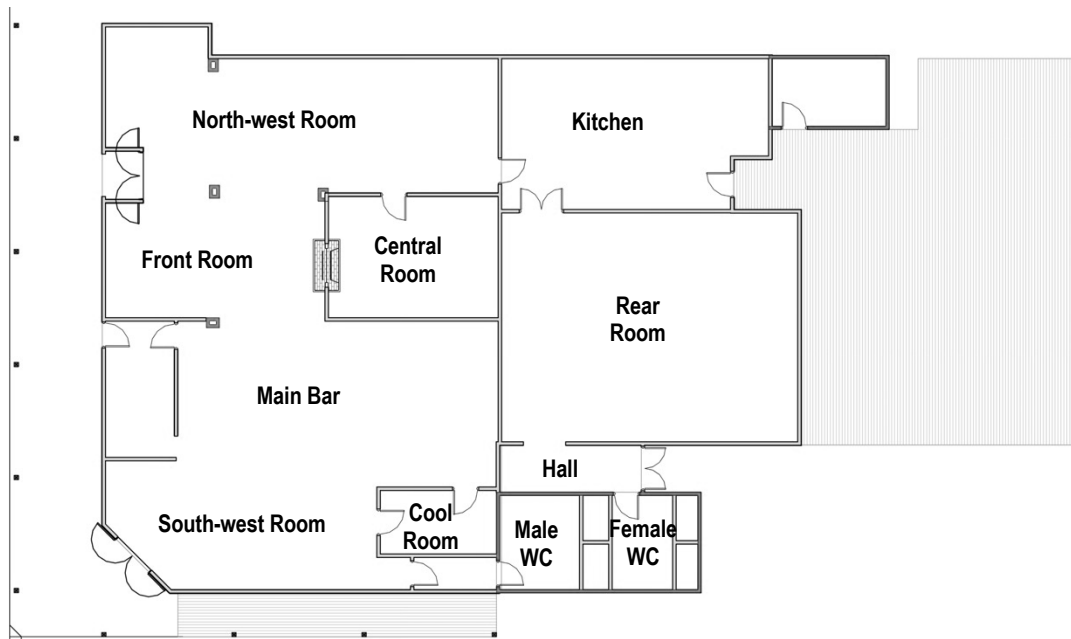


*Return to south side with modern aluminium sash window in foreground*

*Raised deck to south side with breeze blocks below*

### Front Part – Interior

The configuration of all internal spaces has been altered with very few original walls remaining. Whilst the original configuration of internal rooms has not been confirmed, some remnants of early fabric remain and are identified in the section below. Room names used for the purpose of this report are identified on the plan below. The description focuses on the rooms to the front of the building which were either part of the original hotel or were added during the early 20<sup>th</sup> century when the street frontage was changed.



*Indicative floor plan showing current configuration and room names used in this report  
(Source: base plan provided by Gordon Building Design)*

#### *Front and north-west rooms*

The part of the building that appears to retain the most amount of early fabric is the front and north-west rooms which have been amalgamated into one large space and incorporate the early 20<sup>th</sup> century addition to the front of the building. The area adjacent to the fireplace (approximately half of the front room) retains a lath and plaster ceiling with ceiling rose and deep cornice. This is in poor condition with sections of timber lath exposed and loose plaster. The fireplace to this room has been completely stripped and now has an exposed brick chimney breast and the front of fireplace has been clad with modern random coursed stone.

Similar cornices and ceiling roses are used to the other part of the main room and to west part of the north-west room. The entrance vestibule with paired doors to this room is assumed to date from the



early 1990s as there was only a single door in this location during the early 20<sup>th</sup> century. This suggests that the cornice to this area also dates to the 1990s as it wraps around the wide entrance vestibule. The eastern part of the north-west room has modern sheet ceilings with a standard coved cornice.



*Lath and plaster ceiling to east part of the front room (background) looking south. Modern ceiling to north-west room in foreground*



*1990s entrance vestibule to north-west room looking west (Source: Gordon Building Design)*



*North-west room looking east*



*Stripped fireplace to front room, and original windows to north side of north-west room, looking north-east (Source: Gordon Building Design)*

Three original double hung sash windows with vertical glazing bars and patterned glass remain to the north side of the north-west room. A high-waisted door remains between the north-west room and the kitchen and appears to date from the Interwar period. All other openings are modern types. A timber lined dado has been introduced to the walls of both rooms and post-dates the formation of the current open plan.

#### *Central Room*

The central room retains a fireplace which includes the original hard plastered chimney breast and a timber mantle which incorporates decorative green tiles which may be an early type. Large openings have been introduced between this room and both the north-west room and the main bar. One of these modern openings has been infilled with a partition wall containing a modern door and window.



*Infilled opening to north side of central room (view from north-west room)  
(Source: Gordon Building Design)*

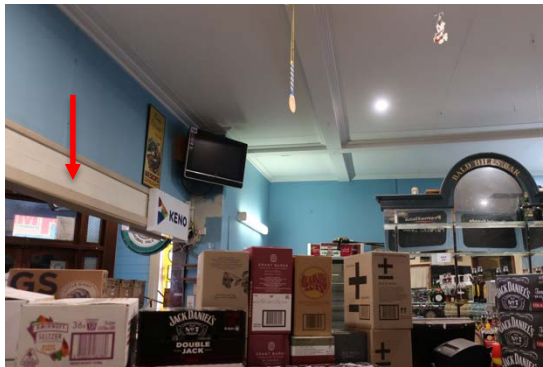


*Fireplace to central room*

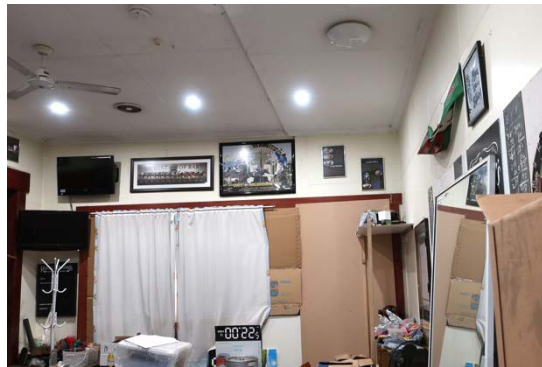
### *Main Bar*

The beams to the ceiling of the main bar indicate that this space was originally several small rooms. It also incorporates the early 20<sup>th</sup> century additions to the front of the building. Large openings have been introduced between this room and both the south-west and rear room.

The ceiling is lined with sheeting (possibly asbestos) with plastic cover strips which are indicative of the second half of the 20<sup>th</sup> century. The walls are also clad in battened sheeting, with some horizontal timber boards located above the opening between the bar and the south-west room.



*West end of main bar with two horizontal boards above opening (indicated)*



*East end of main bar with walls and ceilings lined in smooth sheeting. A curtain is located over the opening to the rear room*

### *South-west room*

Like the main bar, the ceiling and two of the walls to the south-west room are lined with smooth sheeting. There are beaded timber boards to the south and west walls, with those to the south wall likely to be an early type. The boards to the west wall are a narrower type and may date from the early 20<sup>th</sup> century. The entrance vestibule with paired doors appears to date from the 1990s.



View of south-west room from main bar with beaded weatherboard linings to south wall



West end of south-west room with 1990s doors and beaded boards to west wall

## Rear additions

There are a series of additions to the rear of the original hotel, the earliest of which is a hipped roof section to the north side of the building which appears to date from the Interwar period (see below for more detailed discussion). Two sheds were erected to the rear of the hotel sometime after 1994, though one of these has been demolished.



Aerial showing additions to the former hotel  
(Base map source: NSW Government – Spatial Services)

### Early 20<sup>th</sup> century addition (rear)

The hipped addition to the rear of the hotel is clad in corrugated metal sheeting with exposed rafter ends. These characteristics, combined with the lower pitch roof (compared with the 19<sup>th</sup> century roof) are indicative of the Interwar period. The walls of this section are clad in weatherboards and there were double hung sash windows to the north elevation, though these have been boarded over. The external door to this part is now a modern type. This addition is partly concealed by two later additions on the east and south sides.





View of hipped roof addition with exposed rafter ends from east (rear)  
(Source: Gordon Building Design)



View of north side of hipped roof addition, with blocked up windows

#### *Toilet block addition*

The red brick toilet block is located to the southern part of the building and appears to date from the circa 1960s. It has a low pitch skillion roof clad in corrugated metal sheeting which is largely concealed on the south side by a brick parapet with rendered coping. Windows are obscure glass louvers with a timber frame. The addition incorporates a stair that provides access to the rear and incorporates crazy paving stone to the walls. Internally, the toilets retain areas of small mosaic tiles from the 1960s.



View of circa 1960s addition from south-east  
(Source: Gordon Building Design)



Mens toilet with circa 1960s mosaic tiles to walls

#### *Late 20<sup>th</sup> century addition*

The rear room is located between the toilet block addition and the Interwar period addition which now contains the kitchen. The roof is a low pitch skillion clad in corrugated metal sheeting and the walls are finished with vertical cladding. Windows and doors are modern aluminium sliding types that indicate this part was constructed/modified during the late 20<sup>th</sup> century. Internally, the ceiling is lined with stained timber boards and the ceiling beams have also been lined with timber. This appears to be a relatively modern feature.



East side of late 20<sup>th</sup> century addition  
(Source: Gordon Building Design)



View of timber lined ceiling to late 20<sup>th</sup> century addition  
(Source: Gordon Building Design)

### *Covered storage area*

The covered storage area is an open structure with skillion roof clad in Brownbuilt type metal sheeting. It incorporates a partially enclosed area to the south-east corner with walls constructed of horizontal timber boards and internally lined with fibre cement sheeting. This part was constructed after the toilet block addition (possibly during the 1970s).



View of covered storage area from east  
(Source: Gordon Building Design)



View of covered deck from south-east  
(Source: Gordon Building Design)

### *Covered deck*

The covered deck is a modern structure with large skillion roof supported on timber framing and brick piers. The deck was constructed sometime after 1994.

## **2.8 Motel Units**

The 1962 motel units are typical of 1960s motels and are located on the lot adjoining the hotel (37 Quondola Street). The building is a long structure that extends in an east-west direction and is positioned close to the southern boundary. A large car park is located directly to the north. A bottle shop adjoins the front of the accommodation building and partially obscures views of the units from Quondola Street.

The motel building has a skillion roof form that both slopes down to the east, following the fall of the land, and drains to the north side. The roof is clad in corrugated metal sheeting. The walls of the building are constructed with red face brick. On the north and south sides, there are full height timber-framed window units which incorporate solid spandrel panels to the base and flush panel doors.





View of motel units from north-west  
(Source: Gordon Building Design)



Front of bottle shop  
(Source: Gordon Building Design)

Externally, the motel portion of the building remains largely unchanged, though a couple of the original timber window/door units have been replaced with large, aluminium-framed openings.

### Bottle Shop

The bottle shop is a single storey red face brick building with a flat roof. It was possibly also constructed in 1962 and may have been a reception building. The presentation of this building however has been considerably altered since this time.

The front of the building has a stone veneer to the wall which has been overpainted. A deep, battered fascia extends around the perimeter of the building and obscures the roof. The structure is covered with advertising signage and is visually intrusive in the streetscape. To the rear (east) of the brick building is a portable cool room mounted on brick piers.

## 2.9 Condition of Former Hotel

Whilst the former hotel building has been subject to numerous upgrades over many decades, earlier parts of the building are generally in poor condition. The following condition issues have been identified to the nineteenth and early 20<sup>th</sup> century parts of the building:

- The timber floors are uneven and indicate that there has been subsidence throughout the structure;
- There is cracking to some internal walls. The most extensive cracking was noted to the walls, ceiling and cornice adjacent to the remaining fireplace;
- There is rust to the galvanized roof sheeting. Damage to internal ceilings indicates that there are active leaks and that the roof sheeting has reached its end of life;
- There is some weathering of external timber elements where paint finishes have deteriorated. This includes the north elevation which is difficult to access due to its proximity to the neighboring building;
- There appears to be some minor cracking to the shaft of the rendered chimney.

The later additions are in fair to poor condition with identified defects to these sections including:

- There is cracking to the brick walls of the toilet block addition which appears to be due to the corrosion of the steel lintels located above the windows;
- There is mould to the ceiling of the toilet block addition which indicates that there are issues with damp (possibly leaks to the roof);
- There is considerable rot to the base of the 1990s verandah posts and the timber balustrade on the south side. There is also rust and some deformation to the decorative metalwork incorporated into this balustrade;

- The unsightly steel armature that supports the rear of the 1990s parapet appears to be covered in rust;
- There is rust to the corrugated metal sheeting to the rear face of the 1990s parapet.
- There is minor damage (such as split timber) to the 1990s timber cladding to the front of the building;

## 2.10 Integrity of Former Hotel

Whilst some early features of the hotel remain, the overall integrity of the building is considered to be low. Externally, the only remaining early fabric is the 19<sup>th</sup> century hipped roof forms, one rendered chimney and part of the north elevation which is clad in weatherboards and incorporates three 19<sup>th</sup> century double hung sash windows.

Throughout Australia, it was common practice for hotels and other commercial premises to be updated with major changes to the exterior undertaken over the decades to bring them in line with contemporary trends. In particular, there are numerous examples of Victorian period hotels that were remodelled during the Interwar period. These comprehensive alterations often have their own integrity and provide a record of changing ideals and fashions. At the Royal Willows Hotel, evidence of the early 20<sup>th</sup> century format of the building was largely removed during the 1960s whilst the austere design of the 1960s alterations have been erased by the 1990s works. This means that the integrity of previous alterations has been lost.

The façade facing Quondola Street and the south elevation have been extensively altered, with most of the fabric to the front of the building dating to the early 1990s. Whilst the frontage incorporates materials, forms and details that are indicative of historic buildings, many of these are not reflective of the historic format of the subject building and are an amalgamation of features associated with different architectural periods. As the 1990s works are not an accurate reconstruction or contemporary interpretation of an earlier state, they are not considered to make a contribution to the integrity of the former hotel building.

The integrity of the interior is also considered to be low, with very few early features remaining and numerous walls having been removed to create larger, open plan rooms. Many rooms have been relined internally, making it difficult to interpret previous configurations and uses. Remaining early fabric that could be identified included two fireplaces (though these have been completely or partly altered), timber lining boards to the walls of the south-west room and a lath and plaster ceiling to the front room.

## 2.11 Quondola Street Streetscape

Nearby places within the conservation area are described in the table below. Historical information has been sourced from the relevant NSW State Heritage Inventory entries and included historic photos unless noted otherwise.

Address & Heritage Status	Photo	Details
<b>Quondola Street – East Side</b>		
39 Quondola Street Not individually listed in LEP	 <p>(Source: Gordon Building Design)</p>	Late 20 <sup>th</sup> century service station with large gable roof sheltering bowlers and extending over building to rear.
33 Quondola Street Also known as McPhersons Drapery Individually listed heritage place in LEP	 <p>33 Quondola Street (circa 1960s) (Source: South East History Blog, Angela George, May 2013, accessed 18 November 2022)</p>	<p>Constructed in 1891 for WJ Tweedie. Underwent extensive renovation which included a “modern brick, tile and plate glass front”. Verandah reconstructed in 1983 after a car accident. The parapet extended (made taller) after circa 1994.</p> <p>Weatherboard building, with tiled shopfront (tiles may have been replaced or painted as they appear cream in circa 1960s photo) and large, Interwar period shop windows with metal-frames (possibly chrome) and textured glass highlights. Shops retain recessed entries.</p> <p>The stepped parapet is clad in smooth sheeting with battens to the lower part. The central portion of the parapet has been enlarged and orbs added to the top.</p> <p>The building has gable roofs clad in corrugated metal sheeting. Verandah has timber posts installed on stirrups with a combination of a timber frieze and metal brackets.</p>

Address & Heritage Status	Photo	Details
<p>31 Quondola Street</p> <p>Individually listed heritage place in LEP</p>		<p>Circa 1936 brick building with rendered, stepped parapet which is capped by a plain, rectangular moulding and incorporates piers at either end. The parapet features a central nameplate and 'drop' motifs indicative of the Art Deco style. Skillion roof clad in metal sheeting.</p> <p>Timber posts recently added to cantilevered awning (post-2000). Tiled shopfront (tiles largely appear to have been replaced). Now has mostly aluminium-framed openings.</p>
<p>29 Quondola Street</p> <p>Also known as Goddard's Motors</p> <p>Individually listed heritage place in LEP</p>		<p>1937 brick building with rendered parapet. The parapet is divided into five bays by pilasters that project above the line of the parapet. The central bay is gabled and each pilaster includes a decorative vertical moulding and a stepped capital indicative of the Art Deco Style.</p> <p>There is a cantilevered awning to the street and skillion roof over the front part of the premises. A broad gable wing is located to the rear.</p> <p>The shopfront retains the original tiles and appears to retain original metal-framed windows with textured glass highlights. Two shopfronts retain a recessed entry which is accessed via steps, whilst the central shopfront now has paired aluminium-framed doors.</p>



Address & Heritage Status	Photo	Details
29 Quondola Street Not individually listed in LEP		Constructed 1937. Two storey brick building with cuboid form and subtle projecting coursework to both parapet and above and below openings. Timber-framed double hung windows with horizontal glazing bars, and later metal hoods.  There are later single storey additions to both sides and the original entry has been bricked up.
29 Quondola Street Not individually listed in LEP	 (Source: Gordon Building Design)	Circa 1980s face brick building with parapet including central gabled bay. Bullnose verandah supported on timber posts with reproduction, aluminium frieze. Paired doors and large shop windows, both aluminium-framed.
<b>Quondola Street – West Side</b>		
32 Quondola Street Individually listed heritage place in LEP	 (Source: Gordon Building Design)	Constructed in 1953, though site used by Church since 1864.  Rusticated concrete block walls. Gable roofs clad in metal sheeting pressed to resemble tiles.  Set on substantial grounds with building located about 15 metres from Quondola Street.
26-30 Quondola Street Also known as Covington's Retreat Individually listed heritage place in LEP	 (Source: Gordon Building Design)	Constructed during the 1850s. Located on substantial holdings, surrounded by open space and set back about 40 metres from Quondola Street.  Single storey masonry building with attic level and steeply pitched hipped roof clad in iron tiles. Broken back verandah with concave roof clad in corrugated metal sheeting.




Address & Heritage Status	Photo	Details
26 Quondola Street Not individually listed in LEP	 (Source: Gordon Building Design)	Face brick building constructed in 1981. <sup>17</sup> Two storeys, gable roof clad in corrugated metal sheeting, metal-framed windows. Bullnose verandah to front supported on timber posts.
24 Quondola Street Not individually listed in LEP	 (Source: Gordon Building Design)	Two separate, single storey buildings, thought to have been constructed during the late 1980s. <sup>18</sup> South building has a paired, hipped and gable roof and verandah with deep fascias supported on timber posts. Gable ends are clad in horizontal boards whilst shopfront is face brick with metal-framed windows. North building has skillion roof and bullnose verandah supported on timber posts. Shopfront is bagged brickwork.
26 Quondola Street Individually listed heritage place in LEP	 (Source: Gordon Building Design)	Constructed 1903. Single storey weatherboard building with hipped and gable roof clad in corrugated metal sheeting and return bullnose verandah with decorative timber brackets. A second gable end has been introduced to the front, shortening the length of the verandah. Prominent brick chimneys, timber double hung windows. The awnings over the doors and windows are also later elements. <sup>19</sup>

<sup>17</sup> Urban Design Guidelines, p15

<sup>18</sup> Urban Design Guidelines, p17

<sup>19</sup> Urban Design Guidelines, p20

Address & Heritage Status	Photo	Details
20 Quondola Street Not individually listed in LEP	 <p>(Source: Gordon Building Design)</p>	Circa 1980s face brick building with large aluminium-framed windows. Prominent cantilevered awning with fascia clad in profiled metal sheeting. Flat, concealed roof.

### Merimbola and Bullara Streets

In the vicinity of the subject site, Merimbola and Bullara Streets are lined with a combination commercial/light industrial premises and a couple of lower scale premises including a retirement village. A substantial Mitre 10 Trade Centre is located on Merimbola on the opposite side of the street and includes a recent shed of considerable height and footprint. The retirement village is a single story complex of detached residences. A community garden and substantial carpark (unpaved) are also located adjacent to/in the vicinity of the subject site.



Mitre 10 Trade Centre  
(Source: Google StreetView)



Retirement village  
(Source: Google StreetView)

Several large sheds line the north side of Bullara Street between Quondola Street and Merimbola Street. On the opposite side of the street is a large masonry homemaker centre (Robert Smith Homemakers Centre) with broad gable roof which sells bulky goods. It is understood that another large commercial building is currently being erected on the adjacent lot which is located beside the Pamboola Wetlands.



*Robert Smith Homemakers Centre  
(Source: Google StreetView)*

The buildings on Merimbola and Bullara Streets have a very different character to those on Quondola Street owing to their substantial size, different use, large setbacks and the relatively recent construction dates. These buildings are prominent in the context of both the subject lot on Merimbola Street and the rear of the subject lots on Quondola Street. They are also visible from within the Pamula Main Street Conservation Area.



### 3. Heritage Significance

The following table includes an assessment of the heritage significance of the subject site against the NSW assessment criteria. These criteria have been used to assess the place at a local (rather than state) level.

Criterion	Heritage Assessment
<b>Criterion (a)</b> An item is important in the course, or pattern, of the cultural or natural history of the local area	<p>The former Royal Hotel had been established by 1887 and operated as a hotel for over 130 years. As is typical of hotels, it has been a gathering place for locals during this time. The regular upgrades and additions to the hotel reflect the growth in Pambula and changing expectations regarding hotels and travel accommodation.</p> <p>Whilst the building remains identifiable as a hotel, very little fabric remains from the late 19<sup>th</sup> century and early 20<sup>th</sup> centuries to provided evidence of its operation during the first several decades. The building has recently ceased trading as a hotel.</p> <p><b><i>Whilst the operation of the hotel is of historical significance to the local area, the extant fabric has limited historical importance owing to its low integrity.</i></b></p>
<b>Criterion (b)</b> An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area	<p>The hotel was established by William James Tweedie who owned the site for about 40 years and operated the business on several occasions during this time. William Tweedie was responsible for the development of other contemporaneous places in Pambula, including the adjacent building at 33 Quondola Street. The Tweedie family were active in the local community, including the Pambula Athletic Club and the Pambula Football Club.<sup>20</sup></p> <p><b><i>Though William James Tweedie was an active member of the local community, there is insufficient evidence to confirm his relative importance to the history of the local area.</i></b></p>
<b>Criterion (c)</b> An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area	<p>The most prominent part of the hotel building is the 1990s façade which is a combination of forms and details from various historic periods that do not accurately reflect previous iterations of the hotel.</p> <p>It is acknowledged the substantial height of the 1990s parapet (which is taller than the early 20<sup>th</sup> century parapet) combined with its location at the south end of the Quondola Street afford the building some landmark qualities. This is largely due to all extant buildings located to the south being set back a considerable distance from Quondola Street (the bottle shop and the service station). This represents a change in how the building was historically viewed as for many decades there was another weatherboard building erected close to the street boundary at 37 Quondola Street that would have reduced the visibility of the hotel from the south.</p> <p><b><i>The extant hotel building does not demonstrate particular aesthetic characteristics or a high degree of creative achievement.</i></b></p>

<sup>20</sup> Bazley *et al*

Criterion	Heritage Assessment
<b>Criterion (d)</b> An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons	<p>It is acknowledged that the hotel building is important to particular members of the local community for a variety of reasons. These reasons have become more apparent in recent years in parallel with the development of plans to replace the hotel with a supermarket.<sup>21</sup></p> <p>We note that in certain cases, a community may seek the retention of an older building in preference to its replacement with a more intensive development of a site. Whilst this may be the case for some individuals, we note that members of the community have expressed they value the Royal Willows Hotel for the following reasons:</p> <ul style="list-style-type: none"> <li>• As a place of gathering and socialising over its long history;</li> <li>• As a rare example of the historic hotel trade in the locality;</li> <li>• For its presentation and contribution to Quondola Street, including the use of forms and details that are evocative of bygone eras.</li> </ul> <p><b><i>Parts of the local community value aspects of the hotel building, including as a place of gathering for over 130 years.</i></b></p>
<b>Criterion (e)</b> An item has potential to yield information that will contribute to an understanding of the cultural or natural history of the local area	<p>No evidence has come to light to suggest that the subject site has great potential to yield additional information. As with any site that is part of an early town centre, it is possible that some archaeological remains (e.g. old footings) are located on the site. Given that the earlier cottage appears to have been incorporated into the hotel, the extent of these remains (if any survive) may include out-buildings, water sources (such as wells), and the weatherboard store that was located at 37 Quondola Street.</p> <p>Archaeological remains may have been disturbed by later sheds to the rear, the construction of the motel units and the various additions to the back of the hotel.</p> <p><b><i>There is insufficient evidence to confirm if the site has potential to yield information that will contribute to understanding the cultural history of the local area.</i></b></p>
<b>Criterion (f)</b> An item possesses uncommon, rare or endangered aspects of the cultural or natural history of the local area	<p>The nomination to heritage list the Royal Willows Hotel was prepared by locals and notes that the “the continuous function of the building as a hotel since its licence was first granted in 1886 adds to this intergenerational value, particularly as it is a now rare surviving example of the town’s historic hotel trade, being one of only two of the dozen that once operated.”</p> <p>Whilst the hotel is one of only two early hotels that remain in Pambula, the existing building is considerably altered such that it has low integrity and there is little remaining fabric from the early phases of the business. Further, there are numerous other licensed premises in the locality that provide evidence of the</p>

<sup>21</sup> It is acknowledged that the nomination prepared by local residents for the heritage listing of the Royal Willows Hotel was prepared prior to the lodgement of the DA for the proposed redevelopment.

Criterion	Heritage Assessment
	<p>changing economic and demographic circumstances in the locality.</p> <p><b><i>Whilst the Royal Willows Hotel is one of only two early hotels that remain in Pambula, the low integrity of the hotel building means that there is relatively limited fabric relating to its early phases.</i></b></p>
<p><b>Criterion (g)</b></p> <p>An item is important in demonstrating the principal characteristics or a class of the local area's</p> <ul style="list-style-type: none"> <li>• Cultural or natural places; or</li> <li>• Cultural or natural environments</li> </ul>	<p>Previous iterations of the hotel could have been characterised as representative examples of a hotel building from their respective periods. The current 1990s frontage is a mix of forms and details from a variety periods that do not necessarily reflect the historic format of the hotel or a particular architectural period. The interior of the building has been considerably altered such that original details have largely been removed and previous layouts are difficult to interpret.</p> <p><b><i>The Royal Willows Hotel does not demonstrate the principal characteristics of a class of the local area's cultural places.</i></b></p>

### Statement of Significance

The Royal Willows Hotel is of historical value to the local area as a place that operated as a hotel for over 130 years. Whilst the long operation of the hotel is of historical importance to the local area, little early fabric remains. The low integrity of the building means that there is limited fabric of historic significance.

Parts of the local community value aspects of the hotel building. The Royal Willows Hotel has social significance to particular community members as a place of gathering and socialising and as a rare example of the historic hotel trade that survives in Pambula. Members of the community have also expressed that they value the current appearance of the building which is evocative of historic forms and details.

### Contribution of the Royal Willows Hotel the Conservation Area

Whilst it is noted that members of the local community value the contribution that the current frontage of the Royal Willows Hotel makes to the Pambula Main Street Conservation Area, from a professional perspective the 1990s façade is not considered to be a significant feature for the following reasons:

- It incorporates a number of historic details in a misleading manner. It attempts to present as a historic element, though details and forms are used in a way that is inconsistent with both previous iterations of the Royal Hotel and historic architectural styles.
- The unusual scale of the elements, particularly the stretched height of the arched parapet and the proportions of the concave verandah roof. Both are inconsistent with historic forms.

Compared with the 1990s façade, a more nuanced interpretation of the early 20<sup>th</sup> century frontage of the hotel could be developed. Whilst this would be a contemporary element, it could make a contribution to the character of the Pambula Main Street Conservation Area.



## 4. Proposal

### 4.1 Current proposal

The proposal would include the demolition of all existing buildings at 35-37 Quondola Street and 36 Merimbola Street, Pambula. A new supermarket building fronting Quondola Street is proposed. This would include a bottle shop and café tenancy to the front of the building, along with an entry to the supermarket.

An undercroft carpark would be provided beneath the rear of the supermarket building, taking advantage of the sloped site. A carpark would be provided to the rear of the supermarket and would involve the removal of a number of mature trees as well as provision of new landscaping. A through driveway would be provided adjacent to the bottle shop providing a vehicle exit on Quondola Street.

### 4.2 Development of the design

The design of the current proposal has been developed over an extended period of time with changes made on several occasions to incorporate recommendations of both the Council (including heritage advisors Trevor King and Dr Peter Kabalia) and the SRPP. This has included changes to address the appearance of the front of the building as well as amendments to vehicle and parking areas.

Early iterations of the proposal included a bottle shop and loading dock to the front of the site with reproduction details reflecting those to the extant hotel building. In consultation with Philip Leeson Architects and in response to early advice from Trevor King, the proposed development was altered and the design of the front of the proposed building was amended to be a contemporary interpretation of an Interwar period shop.

Following receipt of advice from the SRPP's independent heritage advisor, the design has been further amended. Part of the front of the new building now references the format of the early 20<sup>th</sup> century frontage of the Royal Hotel and the length of the parapet has been broken into two parts to reflect the scale of neighbouring buildings. Other design changes include:

- The south and west elevations of the bottle shop, which references Interwar period shops, have been adjusted. This has included changes to the parapet and changes to the colour scheme to differentiate it from the northern part of the proposed façade;
- Four gable roofs have been introduced to the front of the building, in the location of the Royal Willows Hotel;
- Amendments to the windows to the west façade and south elevation to increase the solid to void ratio and better reflect the format of the adjacent heritage listed shops;
- Recessed panels of vertical metal sheeting introduced to the south elevation to provide greater articulation and break up the length of the wall;
- The awning (a chamfered corner is now proposed) has been clipped at south end to allow for the planting of a tree within the footpath, similar to the opposite footpath/nature strip.

## 5. Assessment of Heritage Impact

This section includes a heritage assessment of the proposed demolition of the hotel as well as a detailed assessment of the proposed development against the provisions of the Bega Valley Local Environmental Plan 2013 and the Bega Valley Development Control Plan 2013. (DCP)

### 5.1 Demolition of Hotel

Prior to assessing the heritage impact of the proposed development, the following section considers the proposed demolition of the extant hotel building. Whilst the Royal Willows Hotel is not a listed heritage place, previous assessments have identified that it is of some historic value and that it is significant to particular parts of the local community (social significance).<sup>22</sup> This is consistent with the assessment undertaken during the preparation of this Revised Statement of Heritage Impact.

#### Significant attributes

##### *Operation as a hotel and gathering place*

As described earlier in this report, the integrity of the hotel building is low with little fabric remaining from either the late 19<sup>th</sup> or early 20<sup>th</sup> centuries. Aspects of the hotel which are of significance are its function as a hotel for over 130 years and as a gathering place for locals during this time. Owing to changing economic and social circumstances (including changing patterns in entertainment and dining, and the opening of other licensed premises), it is understood that it is no longer considered viable to continue to operate the premises as a hotel. It has become common for historic hotels across Australia to close for economic reasons. At the subject site, the economic viability is exacerbated by the poor condition of the existing building which began as a domestic timber cottage and has been enlarged and altered on an *ad hoc* basis over an extended period of time.

In response to the acknowledged significance of the site as a gathering place, it is proposed that an alternate gathering place be provided in the new building in the form of a café that is better suited to contemporary expectations. Interpretative material, including historic images, would be provided in the new building to acknowledge the value of the hotel to the Pambula community.

##### *Historic elements*

This Revised Statement of Heritage Impact provides a description of the hotel building, noting where early fabric has been identified both externally and internally. The extent of fabric that remains from the 19<sup>th</sup> and early 20<sup>th</sup> century has been found to be limited and the overall integrity of the building is low. The condition of the building has also been described in this report and is generally considered to be poor.

Whilst the repair and upgrade of old buildings in poor condition can be undertaken, this is typically considered to be appropriate for places that have a much higher level of integrity and retain a good portion of early fabric. Funding of such works is also difficult to justify if there is no viable new use for the existing building.

Given that a hotel is no longer considered economically viable, a new use would be required to fund repair and upgrade works. A new use is likely to be considered a change in building classification under the National Construction Code and would likely necessitate further change and upgrades to the existing building which does not meet contemporary codes (e.g. for fire separation). The changes required to address both compliance and condition issues would likely result in further loss of early fabric and is not considered economically justifiable given the already low integrity of the place. Further, any fabric that could be retained would have limited, if any, visibility from the public domain.

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<sup>22</sup> This includes the assessment undertaken by Council's previous heritage advisor Trevor King (8 February 2019), which also considers the condition of the building.

*Current elevation is evocative of historic forms*

Members of the local community have expressed that they value the appearance of the 1990s façade and the contribution it makes to the character of Quondola Street. It has been suggested by others that the extant frontage was based on the early 20<sup>th</sup> century hotel façade. Whilst aspects of the earlier facade are evident in the extant frontage, it is an amalgamation of various forms and details some of which reference the earlier hotel whilst other aspects appear to draw on details from elsewhere. Provided that an appropriate replacement building is constructed, the demolition of the 1990s frontage is considered acceptable given its low level of authenticity.

The above is consistent with advice from Council's Heritage Advisors (Trevor King and Dr Peter Kabalia) and the report prepared by Urbis which notes that "demolition and erection of new development is appropriate having regard to the amount of change over time to the hotel and its current condition".

To acknowledge the contribution that the hotel once made to the Quondola Street streetscape and the value placed on the current frontage, it is proposed that the new building incorporate a parapet and verandah that better reflects the scale, proportions and format of the early 20<sup>th</sup> century hotel frontage. This would make a positive contribution to the streetscape and Pambula Main Street Conservation Area.

## 5.2 Proposed Development

### Bega Valley Local Environmental Plan 2013

Section 5.10 of the Local Environmental Plan LEP covers Heritage Conservation and prescribes the following objectives:

- a) *To conserve the environmental heritage of Bega Valley,*
- 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.*

Both the heritage significance of adjoining heritage listed places and Pambula Main Street Conservation Area have been considered in the design of the proposed development. An assessment of the heritage impact of the proposal on these heritage places is provided in the section below. This assessment has been prepared to comply with clause 5.10 (5) of the LEP. Under this clause, the consent authority may, before granting consent to any development that is within a heritage conservation area or in the vicinity of a heritage item:

*require a heritage management document to be prepared that assess 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.*

### Bega Valley Development Control Plan 2013

The table below includes an assessment of the proposal against the requirements of the DCP.

Section 5.2 of the DCP relates to 'Non Aboriginal Heritage'. This section includes requirements for development in Heritage Conservation Areas and development within the vicinity of Heritage Items. An assessment against the relevant requirements of this section is provided in the table below.



No.	DCP	Heritage Assessment
<b>Requirements for development in the vicinity of heritage items</b>		
<b>General requirements</b> Objective: Ensure that development in the vicinity of a heritage item does not have an adverse impact on the significance of the listed place.		
1.	New development within the vicinity of heritage places will have due regard to the character and significance of the heritage place and will be sympathetic in terms of character, scale, height, form, siting, materials, colour and detailing. For more detail see the publication Design in Context – Guidelines for Infill Development in the Historic Environment.	<p>The development proposal has been designed to minimise impacts on the adjacent heritage listed buildings, in particular the listed heritage shops located at 29, 31 and 33 Quondola Street.</p> <p>As set out in the Design in Context – Guidelines for Infill Development in the Historic Environment, the design of the proposed new building has been informed by an analysis of the aforementioned adjacent heritage listed places. More traditional forms that reflect the early 20<sup>th</sup> century presentation of the Royal Hotel have been incorporated into the front of the proposal in response to a variety of feedback received.</p> <p>Further detail is provided in the responses below.</p>
2.	New buildings in the vicinity must not dominate the heritage item by virtue of their height, scale, bulk or proximity and in general will be of a similar height or less than the neighbouring heritage place.	<p><i>Height</i></p> <p>Both the height of the street awning and the general height of the parapet fronting the street would be lower than that of 33 Quondola Street. This would reflect the pattern of development along Quondola Street where buildings generally are lower to the south owing to the slope of the land.</p> <p><i>Scale and bulk</i></p> <p>Consistent with the length of nearby heritage listed shop parapets, the parapet to the proposed supermarket and cafe would be articulated to reflect the current subdivision pattern on the subject site. This would consist of a symmetrical parapet of similar length to the existing parapet of the Royal Willows hotel, and a shorter parapet to the south (to the proposed bottle shop).</p> <p>It is noted that the scale of the proposed supermarket building would have a larger footprint than traditional shops fronting Quondola Street and that this will be visible when travelling north along the street. Large format, bulky goods retail outlets are present in proximity to the proposed development, including the Robert Smith Homemakers Centre on Bullara Street, an adjoining development currently under construction on Bullara Street and the Mitre 10 Trade Centre on Merimbola Street.</p> <p>The following measures have been incorporated into the south elevation of the proposal to reduce the apparent scale of the building:</p> <ul style="list-style-type: none"> <li>• Returning the shopfronts and rendered parapet to the south side of the building. This would be the most visible part of the south elevation and would be consistent with the scale of nearby heritage listed</li> </ul>

No.	DCP	Heritage Assessment
		<p>places. This part would also have a greater setback from the south boundary compared to the rear of the building. This, combined with the use of different materials, would help to reduce the apparent bulk of the proposal.</p> <ul style="list-style-type: none"> <li>• Inclusion of a series of traditional gable roof forms to the front portion of the proposal.</li> <li>• Use of different materials to the rear part of the south elevation, including the use of alternating sections of green wall and minorb imprinted concrete. Vertical panels of corrugated metal sheeting are also proposed within the concrete panels to provide further articulation to this wall.</li> </ul> <p><i>Proximity</i></p> <p>The proposed supermarket would have similar setback from the heritage shop at 33 Quondola Street as the existing hotel building. These setbacks reflect the early 20<sup>th</sup> century arrangement. As per the front of the existing hotel, the proposed alfresco area would about the neighbouring shop. Other sections of the new building would be set back from the boundary by about 1200mm to allow for fire egress. The proposed arrangement is considered appropriate from a heritage perspective as it reflects the historic setbacks adopted for the site.</p>
3.	<p>New buildings may “borrow” architectural elements from its historic neighbours such as roof pitch, corrugated iron roofing or weatherboard walls. However in some instances it may be acceptable to interpret traditional design concepts in a modern way, rather than copy existing buildings.</p>	<p>The following attributes have been incorporated into the design of the front of the proposed building to ensure that it is sympathetic to the neighbouring heritage listed shops:</p> <ul style="list-style-type: none"> <li>• Stepped, rendered parapets with simplified detailing;</li> <li>• Street awning supported on regularly spaced timber posts.</li> <li>• Rendered shopfronts incorporating a tiled plinth and chrome window frames to reflect those to other shopfronts. The size of the windows has been reduced to reflect the solid to void ratio of windows to heritage listed shops.</li> <li>• A series of gable roofs clad in corrugated metal sheeting.</li> </ul> <p>Reference to the early 20<sup>th</sup> century hotel building has also been incorporated into the design in response to feedback from a variety of sources. The northern part of the proposed façade (in the location of the Royal Willows Hotel) would have a parapet divided into bays by pilasters and an arch to the central bay, reflecting that of the Royal Hotel. The scale and format evident in historic photos of the Royal Hotel has been used to inform the design rather than the 1990s parapet which has unusual proportions that do not reflect those used historically.</p>

No.	DCP	Heritage Assessment
4.	New development will not obstruct important views or vistas to buildings and places of historic and aesthetic significance.	<p>Views to the front of the adjoining heritage listed shop will be improved when compared with the current configuration owing to the construction of the new building to the front boundary (rather than the existing which extends onto the footpath). The provision of a verandah that has considerably less bulk than the existing 1990s verandah will also improve views to the neighbouring heritage listed shop.</p> <p>Views of the hipped roof forms to the rear of the adjacent shop are obtainable from Bennett Lane and to a lesser extent across undeveloped private property from Bullara Street. Views from the latter would be obscured by the proposed new building, though the roofs would remain visible from Bennett Lane. These views are secondary in nature and are not considered to be particularly important.</p>
5.	Front setbacks will generally be equal to or greater than adjacent heritage buildings so that heritage buildings remain the prominent items in the streetscape.	As noted above, the new building would be constructed to the front boundary where it would be located no closer to the street than the adjacent heritage listed shop. This would be an improvement compared with the extant building which is constructed forward of the front boundary.
6.	Where a structure is unable to achieve a suitable design standard, for example because of its utilitarian or specific nature, it is to be lower, set back from adjacent structures and incorporate screening.	As previously noted, the proposed supermarket building would have a larger footprint than traditional shops fronting Quondola Street owing to the contemporary requirements of this type of use. The large volume/area of the proposed supermarket has been set back from Quondola Street and listed heritage places to limit its visibility and minimise the heritage impact. The articulation and design of the front portion of the building, which would include the café and the bottle shop, would be sympathetic with the heritage places in the vicinity of the subject site.
7.	Side setbacks, where applicable, will be generous to ensure that new development does not compromise heritage buildings nor their curtilage or setting.	This requirement is not considered applicable in the commercial area where many buildings are now constructed to the side boundaries. The proposed setbacks to the north side are considered appropriate as they reflect the historic setbacks of the Royal Hotel.
8.	Visible side elevations must be articulated (broken up) if greater than 15 metres or so in length. The articulation can take the form of a rebate in the wall, possibly in combination with a full height change of wall material.	<p>The south elevation of both the front and rear sections of the building would be visible and would be greater than 15 metres in length. These sections would be about 21 metres long and 46 metres long respectively.</p> <p>As previously noted, the use of different materials, provision of green walls and the incorporation of vertical panels of corrugated metal sheeting, would assist to break up the perceived length of these walls. The provision of windows to the front section, which would be the most visible part, would further break up this elevation.</p>



No.	DCP	Heritage Assessment
9.	Fence requirement for listed items will apply to the common boundaries of the listed place and places in its vicinity.	A 1.8 metre high capped and lapped timber fence would be constructed the full length of the north boundary of the lot that adjoins the heritage listed 33 Quondola Street. Currently the fence between these two lots is largely a Colorbond steel fence. The use of a traditional timber fence would be sympathetic with the adjacent heritage building and would be an improvement to the extant contemporary fence.
10.	Depending on the scale of the work proposed, Council may require a building and streetscape character analysis, evaluation, and definition of suitable envelope, all of which must be discussed with Council prior to undertaking the detailed design.	The proposal has been developed in consultation with Council. Advice was sought from the Council prior to the lodgement of the Development Application.  An analysis of the nearby buildings in Quondola Street has been included in this Revised Statement of Heritage Impact.
<b>Requirements for development of non-heritage listed places in Heritage Conservation Areas</b>		
<b>General requirements</b> Objective: Ensure that the development of contributory places (those that have some heritage significance but for one reason or another have not been formally listed in Schedule 5 of the LEP) and non-significant places does not adversely impact on the overall heritage characteristics of the Heritage Conservation Area.		
11.	New or infill development on vacant land in a Heritage Conservation Area will be sympathetic with the surrounding heritage buildings.	As noted previously, the proposal has been designed to minimise impacts on the adjacent heritage listed buildings, in particular the listed heritage shops located at 29, 31 and 33 Quondola Street. These buildings are an important part of the Pambula Main Street Conservation Area which covers a diverse range of building types. The Conservation Area includes listed heritage places that were constructed over a 100 year period between the 1850s and 1950s. The difference in construction dates and the variety of building types (commercial, residential, ecclesiastical) results in diversity of built form.
12.	New buildings may be “of the time in which they are built” and not reproductions of earlier historic building styles.	The proposed building would be identifiable as a contemporary building, though would incorporate forms and materials to the front of the building that are consistent with either the adjacent heritage listed shops or the early 20 <sup>th</sup> century frontage of the Royal Hotel.  Large format windows similar to those of nearby heritage listed shops are included in the proposed development as they are better suited to the intended commercial uses. Metal (chrome) frames are proposed instead of timber as this material is commonly found on commercial buildings in the Conservation Area. Timber-framed openings within the Conservation Area are smaller in size (they are double hung sash or casement openings) and are mostly used in residential buildings.

No.	DCP	Heritage Assessment
13.	The height, scale and bulk of new development will not adversely impact on heritage places within the Heritage Conservation Area or on the character of the Heritage Conservation Area in general.	<p>Refer to previous discussion on height, scale and bulk (no.2).</p> <p>It is noted that most listed heritage places within the Pambula Main Street Conservation Area are single storey, with exceptions being the two storey Toad Hall on Toallo Street and the attic level Covington's Retreat located opposite the subject site. Other two storey development in the Conservation Area includes the bakery (26 Quondola Street) located diagonally opposite the site and the Post Office located at 29 Quondola Street.</p> <p>The front of the building would be single storey consistent with the majority of buildings in the Conservation Area. An undercroft parking area would be located to the rear of the building, taking advantage of the sloped site. The undercroft would be set back between about 18.5 and 24.5 metres from the Quondola Street boundary. Given these substantial setbacks and the limited visibility of the undercroft from within the Conservation Area, the height of the proposed building would not adversely impact on the Pambula Main Street Conservation Area.</p>
14.	New development will maintain the historically significant pattern of development within the Heritage Conservation Area.	<p>Development within the Pambula Main Street Conservation area is largely single storey and most commercial premises are constructed to the street boundary with limited, if any side setbacks. Many of the lots are also relatively uniform in their street frontage, giving some consistency to the width of building frontages. Other development characteristics within the Conservation Area are somewhat diverse.</p> <p>Consistent with the above, the front of the proposed building would be single storey, constructed to the street boundary and extend to one side boundary. The front of the building would be articulated as two separate designs, reflecting the extant subdivision pattern and giving the proposal a similar pattern/width to other places within the Conservation Area.</p>
15.	Materials and colour of new building must be sympathetic with the prevailing heritage character of the area.	<p><i>Materials</i></p> <p>The front of the building would be constructed of rendered masonry with a tiled plinth and chrome windows to the shopfronts. Roofs would be clad in corrugated metal sheeting. These materials would be sympathetic with the Conservation Area and have been selected to reference the group of three heritage listed shops located to the north.</p> <p>The materials to the rear of the building would have a more contemporary appearance and would include precast concrete relieved with an off-form minor imprint as well as panels of vertical Colorbond. These could be said to be a contemporary interpretation of more</p>

No.	DCP	Heritage Assessment
		<p>traditional materials and would be set back by more than 20 metres from Quondola Street.</p> <p><i>Colours</i>  The portion of the building in the location of the Royal Willows Hotel would be painted to match the colours of the extant frontage (terracotta for timber posts, awning fascia and decorative elements to the parapet, with render painted a cream colour). The portion of the building containing the bottle shop would be painted a mix of a green (Shamrock) and a warm grey (Homebush Grey). Similar colours are used on listed heritage buildings in Quondola Street and would be sympathetic with the prevailing character of the area. Teal coloured tiles in a subway pattern would be used to the shopfronts. These would be a contemporary interpretation of typical Interwar period shopfront tiling.</p>
16.	Front setbacks will generally be equal to or greater than the prevailing setbacks so that heritage and contributory buildings remain the prominent items in the streetscape.	Refer to previous discussion regarding the front setback (Item no.5).
17.	Side setbacks will generally be consistent with the prevailing setbacks elsewhere in the Heritage Conservation Area.	<p>Consistent with many commercial buildings in the Pambula Main Street Conservation Area and with the setbacks of the Royal Willows Hotel, the building would be constructed to the north side boundary at the front of the site.</p> <p>The building would be set back from the south boundary by about 11 metres at the front and about 4 metres at the rear to allow for vehicle access. Similar breaks in development are evident elsewhere in the Conservation Area, including on the south side of the heritage listed Commercial Hotel where there is a vehicle crossover. Historically, there was also an accessway and crossover between the Royal Hotel and the weatherboard store to the south. For these reasons, the proposed setback and vehicle crossover to the south of the site are considered reasonable as they would be consistent with the historic development on the subject site and in the Conservation Area.</p>
18.	New development will not obstruct important views or vistas to buildings and places of historic and aesthetic significance.	Refer to previous discussion regarding views (Item no.4)
19.	Fences within Heritage Conservation Areas and around individually significant buildings	Refer to previous discussion on fences for commentary on the proposed fence to the northern boundary (Item no. 9).



No.	DCP	Heritage Assessment
	must reflect the style of fence that was typical of the historic period.	<p>As with other places built to the street boundary in the Pambula Main Street Conservation Area, there would be no fence to the front of the subject site</p> <p>A metal fence with looped top is proposed to the southern boundary. This would be a contemporary fence type, compatible with the proposed contemporary building. Heritage listed places within the Conservation Area were developed over a 100 year period such that there is no prevailing fence type in the precinct.</p>
20.	Ribbed metal sheet fencing must not be used within Heritage Conservation Areas or around a significant place unless it is at the rear of the property and will not be readily visible from the public domain. Tradition corrugated galvanised iron may be appropriate if suitably detailed.	No ribbed metal sheet fencing is proposed. Existing Colorbond fences would be replaced with a timber fence.

Section 2.5 of the DCP sets out the requirements for the Pambula Town Centre. Precinct 1 applies to the Main Street Commercial Area which covers the subject site. The proposed development is assessed against these requirements in the table below.

DCP	Heritage Assessment
<p><b>Desired Future Character</b></p> <p>Pambula's local heritage significance is conserved by protecting heritage items and ensuring that future development does not detract from the heritage character of the town.</p> <p>The management of the town's streetscape is consistent with the town's historic character and the management of the town's perimeter and setting is consistent with its historic and aesthetic values.</p> <p>Future business development is in keeping with the heritage character of Pambula, in particular, development in the commercial area of Quondola and parts of Toallo Street will strongly reflect the existing distinctive character in the street. Commercial development outside the identified precinct is limited, especially on the approach roads (other than on the link road to Merimbula).</p>	
<p><b>Precinct Specific Objectives: Precinct 1 Main Street Commercial</b></p> <p>The historical character of the main and adjacent street and the contributory and individual heritage items within it is conserved, development in the vicinity of buildings with historical importance is in harmony with the form and scale of those buildings, and the location of retailing, office space, and other commercial enterprises which service local, regional and tourism need is encouraged.</p>	
<p><b>Precinct Specific Requirements: Precinct 1 Main Street Commercial</b></p>	
<p>New development will:</p> <ul style="list-style-type: none"> <li>Not be visually dominant in the streetscape;</li> <li>Not obscure significant views of adjacent buildings;</li> </ul>	<p>The impact of the proposal on significant views and the scale/bulk and form of the new building is discussed in the preceding section (e.g. Items no. 2, 4, 15).</p> <p>The height of the parapet to the front of the site would be lower than both the adjacent heritage listed shop and the existing parapet to the Royal Willows Hotel.</p>

DCP	Heritage Assessment
<ul style="list-style-type: none"> <li>• Be no higher than the maximum height of the adjacent building;</li> <li>• Have a maximum height (top of ridge) of 7.5m above natural ground level, unless it can be demonstrated that a second storey is well set back from the main street and will have little or no adverse visual impact on the historic streetscape. In the latter case the maximum height from natural ground to top of ridge will not exceed 10m.</li> <li>• Be sympathetic to and consistent with the historic built form evident in the main street.</li> </ul>	<p>Whilst the height of the roof over the supermarket would be greater than 7.5 metres at the rear of the building, this part is well set back from the main street where it would have little adverse visual impact on the Quondola Street streetscape. The roof would be less than 10 metres above natural ground level at the back of the building.</p>
<p>New or restored shopfronts must adopt a historic form and palette of materials that is evident elsewhere in the main street. A useful set of built forms is illustrated in the <i>Pambula Urban Design Guidelines</i>.</p>	<p>The proposed shopfronts have been discussed previously (Items no. 3, 12 and 15). They would be a contemporary interpretation of the shopfronts at 29, 31 and 33 Quondola Street.</p>
<p>Where visible from a public place, the roof form and pitch for new buildings, alterations and additions will be similar to or sympathetic with historic examples found elsewhere in the main street.</p>	<p>The roofs to the front part of the site would consist of a series of small gables consistent with heritage listed buildings in the area including the adjacent shops at 33 Quondola Street.</p> <p>Simple skillion roof forms would be used to the rear part of the building to admit natural light to the interior of the supermarket. These would be setback over 20 metres from Quondola Street and would mostly be screened by the front part of the building. Skillion forms are evident elsewhere in the Conservation Area, including to the heritage listed shops at 29 and 31 Quondola Street.</p>
<p>External signage may require Council approval and examples can be found in the <i>Pambula Urban Design Guidelines</i>.</p>	<p>We have been advised that signage would be developed as part of a future Development Application.</p>
<p>Specific circumstances relating to each block may require an increased front or side boundary setback, e.g. proximity of adjacent building, historic foot print, rear lane access etc. New development will not compete with, or detract from, adjacent historic structures and in these circumstances Council may require greater setbacks for new or unsympathetic structures.</p>	<p>Refer to previous discussions on setbacks from both the front and side boundaries (Items no 2, 5, 6, 7, 14, 17).</p>

DCP	Heritage Assessment
Generally setbacks will follow those of the existing building unless existing setbacks are clearly unsympathetic, in which case the requirements in the clause above must apply.	Refer to previous discussions on setbacks from both the front and side boundaries (Items no 2, 5, 6, 7, 14, 17).
Where buildings in Quondola and Toallo Streets are currently set well back from the street, Council may allow up to 50% of the frontage to have zero setback if the building form is entirely in keeping with historic streetscape character.	Refer to previous discussions on setbacks from both the front and side boundaries (Items no 2, 5, 6, 7, 14, 17).
Any setback from the street alignment is not to be used for car parking or similar purposes, but may be considered for café seating etc.	<p>A partially enclosed alfresco dining area would be provided between the front boundary and the proposed café as allowed for by this requirement.</p> <p>A single vehicle crossover would be located to Quondola Street to allow cars to exit onto the street. This would largely make use of an existing crossover, with another crossover to be removed. The extent of hard paving and available area for parking would be reduced considerably when compared to the current configuration to the front of the existing bottle shop.</p> <p>The vehicle passing area adjacent to the bottle shop would be comparable with that to the front of the heritage listed Covington's Retreat located opposite the subject site.</p>



## 6. Conclusion

The proposed redevelopment would involve substantial change, though has been designed to limit impacts on the Pambula Main Street Conservation Area and the individual heritage items located in the vicinity of the subject site.

A review of available historical information and a physical inspection of the extant Royal Willows Hotel reveals that there is limited early fabric remaining and that the building has low integrity. As a building that started as a modest timber cottage erected for domestic use and one that has been altered and extended on many occasions over 120 years, it falls well short of meeting contemporary codes. As the operation of a hotel is no longer considered financially viable, a new use for the site is required. The poor condition of many elements combined with the upgrades that would be required for a new use would likely diminish the integrity of the structure even further. Given all of these factors, demolition of the Royal Willows Hotel is considered appropriate subject to the appropriate design of the replacement building.

The proposed supermarket building has been designed so that the front part of the building (the front 20 metres or so) responds directly to the character of the individually heritage listed shops located in the vicinity of the subject site. These shops are important elements within the Pambula Main Street Conservation Area and the adoption of a similar format for the front of the proposal means that it would be sympathetic with the both the heritage listed items and the heritage precinct. This includes the stepped parapets constructed of rendered masonry, the series of small gable roofs, the verandah supported on timber posts, and the shopfronts which would adopt an Interwar period format.

It is acknowledged that the contemporary functional requirements of a supermarket would mean that the proposed building has a larger footprint compared with other traditional retail outlets to Quondola Street. In accordance with the requirements of the DCP, the larger part of the supermarket and undercroft parking would be set back a considerable distance from the street. Whilst parts of this would be visible from Quondola Street, the size of the setback combined with the implementation of other mitigation strategies to reduce its apparent size and bulk (the use of a variety of materials and plantings), would mean that it would have a reduced heritage impact. The larger portion of the building would be most visible from the rear where the character of the town centre is considerably different from the main street and is dominated by other large industrial/commercial premises.

In recognition of the historical value associated with the operation of the Royal Hotel for over 130 years and its value as a gathering place to the local community, it is proposed that a café be included in the development (as a new gathering place) and that interpretive material and historical information be provided where viewing by the public is possible. The parapet to the front of the proposed building would reference the design of the early 20<sup>th</sup> century frontage of the Royal Hotel as a way of recognising that parts of the community value the hotel and the contribution it makes to the streetscape.