



STATEMENT OF HERITAGE IMPACT

For Proposed Dwelling House at
Lot 112/-/DP1174403, 82 Belmore Street,

GULGONG, NSW, 2852

Prepared for:

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NOV 2022

CENTRAL WEST PLANNING

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1.0 INTRODUCTION

Central West Planning has been engaged by Brad Acheson Homes to prepare a Statement of Heritage Impact for the construction of a residential dwelling at Lot 112/-/DP1174403, 82 Belmore Street, GULGONG NSW 2852.

The site is located within the Gulgong Heritage Conservation Area, is identified as a Heritage Item and is located in the vicinity of a number of Local Heritage Items listed on Mid-Western Regional LEP 2012.

This report adopts the methodology outlined in the Heritage Assessments and Statements of Heritage Impact (prepared by the Heritage Office and the Department of Urban Affairs and Planning). It has been undertaken in accordance with the principles of the Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.



2.0 SITE DESCRIPTION

2.1 The Subject Site

The subject site is known as 82 Bellmore Street, GULGONG NSW 2852. The land title reference is Lot 112/-/DP1174403 and comprises a total site area of 2004 m².

The site is located within the Gulgong Heritage Conservation Area in an established general residential zone. The subject site is vacant made ready for residential development. The site is accessible via Bellmore Street.

2.2 The General Area

The site is located in an area of Gulgong that is mixed in character. Lots vary in size and width. Buildings in the immediate vicinity of the subject site are generally one storey in height and constructed of brick or rendered masonry.

The subject site is located on the northern side of Bellmore Street in a block defined to the east by Herbert Street and the west by Medley Street.

Gulgong RSL club building is located to the immediate south of the subject site.

2.2 Citations and Heritage Listings near the site

There are several locally listed heritage items in the vicinity of the site. The age and character of the heritage items are representative examples from the earliest phase of development of the town.



2.2.1 Local Heritage Listings

House 84 Belmore St, GULGONG, NSW 2852 (Listed on the MWR LEP 2012)

Statement of Significance (Source: State Heritage Inventory): One of three Californian Bungalows that together form an important part of the streetscape. This one has a double gable with decorative strapped apex, facing the street. A stepped verandah and triple casement windows. The roof is iron clad with exposed rafters. The verandah is supported on tapered columns which are a combination of rough cast and plain render treatment, which matches the front fence. The bungalows contribute well to the streetscape.

House 86 Belmore St, GULGONG, NSW 2852 (Listed on the MWR LEP 2012)

Statement of Significance (Source: State Heritage Inventory): One of three Californian Bungalows that together form an important part of the streetscape. This one has double decorative strapped gables facing the street, with a stepped verandah, triple casement windows and rough cast and plain render post treatment with a matching front fence. Corners of the house have painted faux quoining. The bungalows contribute well to the streetscape.

House 88 Belmore St, GULGONG, NSW 2852 (Listed on the MWR LEP 2012)

Statement of Significance (Source: State Heritage Inventory): One of three Californian Bungalows that together form an important part of the streetscape. This one is a variation from its neighbours with a double hipped roof, no gables, but with the same stepped verandah, triple casement windows and rough cast and plain render post treatment with an excellent matching front fence. Well presented within a cottage garden it contributes well to the streetscape.

House 90 Belmore St, GULGONG, NSW 2852 (Listed on the MWR LEP 2012)

Statement of Significance (Source: State Heritage Inventory): Early 20th century, double fronted corrugated iron and weatherboard cottage with rare bay window detailing at architecturally significant nodal point. Complex hip and gable roof. Extremely beautiful finial and verandah details. Gable details excellent. Rare bay window design. Attic vents sculptured.

Shop & Residence 62 Herbert Street, GULGONG, NSW 2852 (Listed on the MWR LEP 2012)

Description: Georgian Colonial building, built in the 1870's.



3.0 PLANNING AND HERITAGE CONTEXT

3.1 Mid-Western Regional Council LEP 2012

The subject site is zoned R1 – General Residential under Council’s LEP 2012 and is listed in Schedule 5 of the MWR LEP 2012 as a heritage conservation area.

In accordance with the Heritage provisions listed at Clause 5.10 of the MWR LEP 2012, a Heritage Management Document is to accompany this application.

In this regard, the proposal has been assessed according to the following criteria as outlined in *Design in Context: Guidelines for infill development in the historic environment 2005* prepared by NSW Office of Heritage:

01. Character
02. Scale
03. Form
04. Siting
05. Materials and Colour
06. Detailing.

These criteria are examined for the proposal in Section 4.

3.2 Mid-Western Regional Council DCP 2013

Part 3 and Part 8 of Council’s DCP contains specific desired future character principles in terms of its heritage response.

The compliance of the proposal with the development principles in the Mid-Western Regional DCP 2013 are summarized below.



RESIDENTIAL DEVELOPMENT IN URBAN AREAS (SINGLE DWELLINGS AND DUAL-OCCUPANCIES)	
Building setbacks	Proposal exceeds minimum setback controls
Building height	Proposal presents single storey and is compliant
Site coverage	Proposal complies
Solar access	Proposal complies
Privacy	Proposal complies
Parking	Two (2) car parking spaces are proposed. Proposal is compliant.
Landscaping	Proposal complies
Open space	Proposal complies
Fencing	Proposal complies
Infrastructure	Proposal complies
Access	Proposal complies
Design principles	Proposal complies
Car parking	Proposal complies
Stormwater managements	Proposal complies. BASIX Certificate accompanies this development application.
SITE SPECIFIC CONTROLS - GULGONG	
Subdivision	No subdivision is proposed



4.0 DESCRIPTION OF THE PROPOSAL

The proposal seeks development consent for a single residential dwelling comprises three bedrooms, living, kitchen, dining, enclosed northern facing patio and single garage, providing a total gross floor area of 196.87m².

The materials selection for this development are compatible with the surrounding heritage items and heritage conservation area, incorporating brick and concrete and highlighted by the introduction of neutral and earthy toned finishes to pergolas, awnings and patios.

This report is based on the final revised DA drawings dated the 25th October 2022, prepared by Avalon Drafting numbered and titled as follows:

NUMBER	TITLE	ISSUE	DATE
21130	Floor Plan	B	25/10/22
21130	Elevations	B	25/10/22
21130	Site Plan	B	25/10/22
21130	Erosion and Sediment Control Measures	B	25/10/22
21130	BASIX Commitments Plan	B	25/10/22
21130	BASIX Commitments and Typical Section	B	25/10/22



5.0 STATEMENT OF HERITAGE IMPACT

A Statement of Heritage Impact (SOHI) is prepared to assist in the review and approval process when a project could impact upon a heritage item. The purpose of a SOHI is to explain how the heritage value of an item or area might be affected by development or change. Impact may be positive when an item is to be conserved or enhanced or be detrimental if the site is to be disturbed or destroyed.

According to the guidelines of the NSW Heritage Manual, three statements are to be addressed in relation to proposed works as part of a SOHI as follows:

- The following aspects of the proposal respect the heritage character of the Heritage Conservation Area and/or the heritage items in the vicinity.
- The following aspects of the proposal could detrimentally impact heritage significance. The reasons are explained as well as the measures taken to minimize negative impacts.
- What sympathetic solutions have been considered and if not pursued, why were they discounted.

The following section addresses the specific impacts and mitigating measures taken to lessen any potential impact.

4.1 Identification of Impacts

4.1.1 Issues previously raised by Mid-Western Regional Council:

- *The site is located within the Gulgong Heritage Conservation Area, is identified as a Heritage Item and located in the vicinity of a number of Heritage Items. Changes to the proposal may be required to minimise the impact to the heritage significance of the area.*

The proposal has been carefully considered and its presentation pared back in scale and form to provide a continuity of scale and form along the street edge, balancing contemporary interventions with incorporation of traditional architectural fenestration, colours, materials and finishes. The planning has enabled the greatest respect being given to the surrounding Local Heritage Items and the greater Gulgong Heritage Conservation Area.

4.1.2 Potential impacts of the proposed development are as follows:

1. Impacts on the setting of the heritage items in the vicinity of the subject site.



It is considered the proposed development is unlikely to adversely affect the heritage significance of the surrounding Local Heritage Items and the greater Gulgong Heritage Conservation Area for the following reasons, the proposal:

- Is sympathetic to the heritage value of the Gulgong Heritage Conservation Area and surrounding Local Heritage Items as the proposal is of an appropriate built form in terms of building height, scale and bulk, selected materials and colours and site boundary setbacks.
- Maintains heritage characteristics and all significant fabric and streetscape intactness.
- Provides a continuity of scale and form along the street edge, balancing contemporary interventions with incorporation of traditional architectural.
- The materials selection for this development are compatible with the surrounding heritage items and heritage conservation area, incorporating brick and concrete and highlighted by the introduction of earthy toned finishes to pergolas, awnings and patios.

2. Does the proposal compromise the heritage values of the Gulgong Conservation Area?

It is considered the proposal reinforces the heritage value and respects the curtilage of the surrounding buildings and its setting through the sites development, providing a continuity of scale and form along the Belmore street edge with incorporation of traditional architectural fenestration, colours, materials and finishes.

3. Does the development proposal substantially meet the DCP criteria and if it departs why?

Refer to the tabular presentation of the DCP 2013 controls and the development's response to the criterion at Section 3.2. The development is considered a positive response to the DCP performance criteria and controls.



6.0 CONCLUSION AND RECCOMENDATIONS

Review and analysis of the building design in this setting leads to the view that the proposal is respectful of and enhances the presentation of the surrounding local heritage items and greater Gulgong Heritage Conservation Area.

The materials and colours selected are of a limited palette, while being clearly context related and applied in a manner that assists in the compatibility with the local heritage items and heritage context.

The proposed development is a sound urban design response in the setting and balances the “best fit” and heritage conservation considerations of the local heritage items in the vicinity and its curtilage while providing increased city amenity and accommodation.

As such the proposed development is supported by the writer and commended to Mid-Western Regional Council for approval.