

**Proposed Mixed Use Development
Lot 12 in DP1009830
#68 Railway Street, Woy Woy**

**Statement of Heritage Impact
in accordance with the requirements of the
Heritage Council of New South Wales**

Bruce Kerr Pty Limited

August 2015

Job Ref: 873-2009

Version: 03-873/2009 (FINAL)


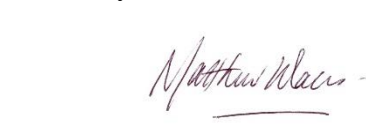


WALES & ASSOCIATES PTY. LTD.

Urban Design & Development Services

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Proposed Mixed Use (Retail/Commercial and Residential Flat Building)

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LIST OF ABBREVIATIONS AND GLOSSARY	
Abbreviation	Meaning
AHD	Australian Height Datum
AS	Australian Standard
GLEP	Gosford Local Environmental Plan 2014
CC	Construction Certificate
CCTV	Closed Circuit Television
CPTED	Crime Prevention Through Environmental Design
Council	Gosford City Council
cumecs	Cubic metres per second
dB	Decibel, which is 10 times the logarithm (base 10) of the ratio of a given sound pressure to a reference pressure; used as a unit of sound
dB(A)	Frequency weighting filter used to measure 'A-weighted' sound pressure levels, which conforms approximately to the human ear response, as our hearing is less sensitive at very low and very high frequencies
DCP	Development Control Plan
DECCW	Department of Environment, Climate Change and Water NSW
DoPI	Department of Planning & Infrastructure
EPBC	Environment Protection and Biodiversity Conservation Act 1999
EP&A Act	Environmental Planning & Assessment Act
ESD	Ecologically Sustainable Development
Emission	The release of material into the surroundings (ie: gas, noise and water)
EP&A Act	Environmental Planning and Assessment Act 1979
FFL	Finished Floor Level
GGC	Gosford City Council
GFA	Gross Floor Area
GPT	Gross Pollutant Trap
INP	Industrial Noise Policy
LEP	Local Environmental Plan
Mixed Use	Retail/Commercial/Residential Use
m ²	Square metre
m ³	Cubic metre
PP	Planning Proposal
REF	Review of Environmental Factors
ROW	Right-of-way
RMS	Roads and Maritime Service
SEPP	State Environmental Planning Policy
SoEE	Statement of Environmental Effects
SREP	State Regional Environmental Policy

STATEMENT OF HERITAGE IMPACTS

in accordance with

HERITAGE COUNCIL OF NEW SOUTH WALES

- Date of Report: 18th August 2015
- Applicant: Bruce Kerr Pty Limited
C/- **WALES & ASSOCIATES**
P.O. Box 150
Ettalong Beach 2257
- Client: Bruce Kerr Pty Limited
2 Blackwall Road
Woy Woy 2256
- Location: Lot 12 in DP1009830
#68 Railway Street
Woy Woy
- Site Area: 472.8m² (by Deed)
- Subject of Report: **Impact of Proposed Mixed Use (Retail/Commercial and Residential Flat Building) Development on the Existing Heritage Building**
- Current Zoning: Zone R1 – *General Residential* under the Gosford Local Environmental Plan 2014 (see *Figure 1*)
- Planning Controls:
- (i) New South Wales Government (1979) Environmental Planning & Assessment Act (as amended);
 - (ii) NSW Heritage Division guidelines for the preparation of Statements of Heritage Impact;
 - (iii) New South Wales (Australia) Local Government Amendment (Ecologically Sustainable Development) Act 1997; and
 - (iv) Gosford Local Environmental Plan 2014

EXECUTIVE SUMMARY

This Statement of Heritage Impacts has been prepared by Wales & Associates Pty Limited (WA) on behalf of Bruce Kerr Pty Limited in relation to the proposed restoration of the existing heritage building (known as Mrs Wilson's Shop) for mixed (retail/commercial/residential) uses and new residential flat building (two units) as shown on the attached **Architectural Plans** prepared by *Eeles Trelease Pty Limited* (Architects) marked **Appendix 1**. It describes the site, its environs, the development and the impact on the existing heritage building based on the provisions outlined by the Heritage Council of NSW and supported by the Heritage Division of the Office of Environment and Heritage.

It should be read in conjunction with the supporting information and documents appended to this report including the Architectural Plans prepared by Eeles Trelease Pty Limited marked **Appendix 1**.

1.0 THE PROPOSAL

1.1 General

The following report is for the proposed mixed (retail/commercial/residential) use development incorporating the existing heritage building known as Mrs Wilsons Shop (Heritage Item #190 – General) as shown on the **Architectural Plans** prepared by **Eeles Trelease Pty Limited** (Architects) marked **Appendix 1**. The development is located on the corner of Railway Street and Charlton Street at Woy Woy as shown in **Figure 1**.

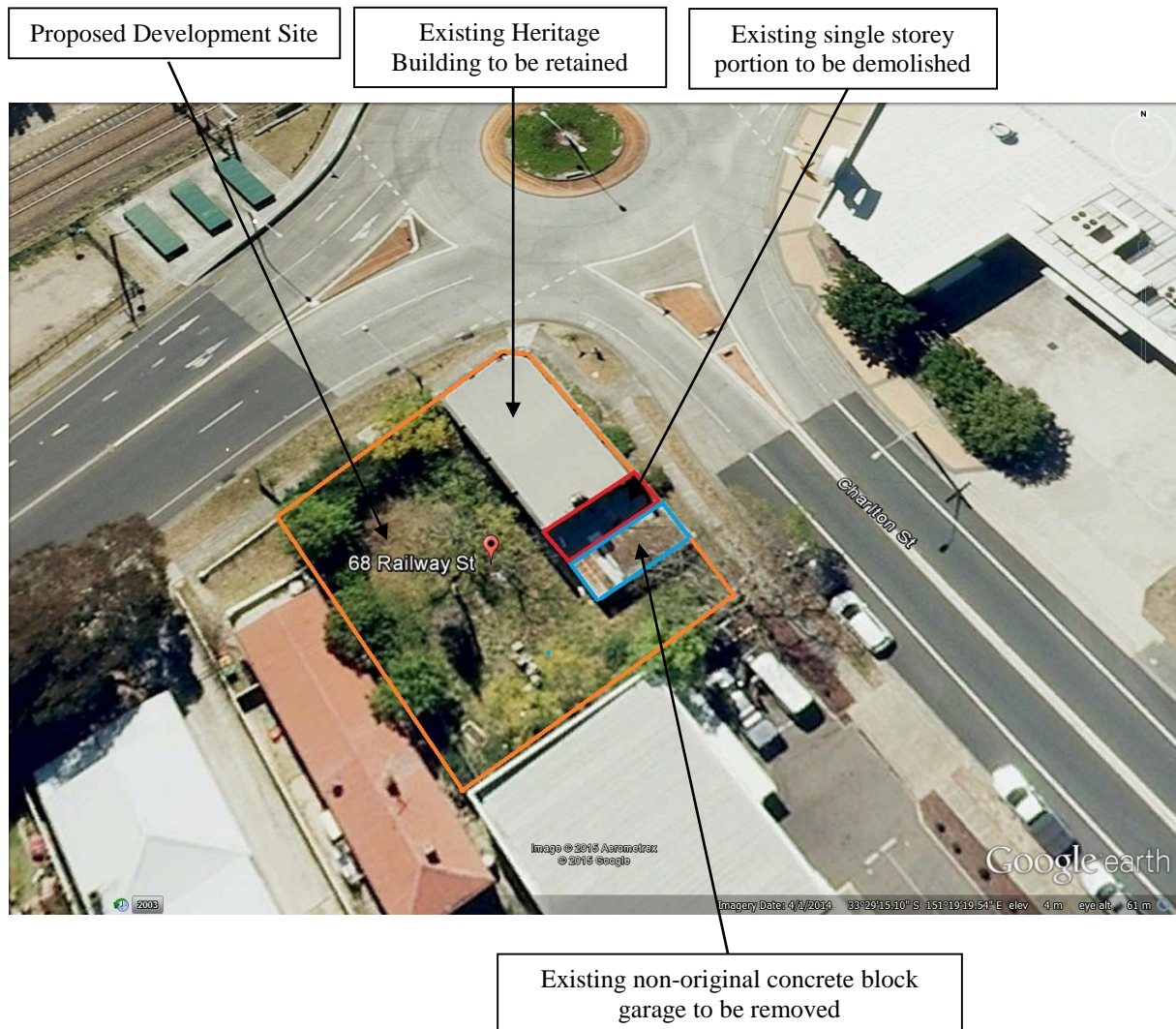


Figure 1
Aerial Image showing site and demolition components
(courtesy Google)

The proposed work restores the existing heritage structure to a usable commercial building and constructs attached new residential accommodation. The work is proposed so as to ensure that the heritage building continues to be used for mixed use (commercial/retail/residential) purposes in accordance with its historical use and for the continued viability for those purposes.

The proposal includes:-

- (i) demolition of the existing dilapidated non-original concrete block garage;
- (ii) demolition of single storey portion (whilst leaving the original Charlton Street façade) attached to the rear of the building;
- (iii) restoration of the existing heritage building for mixed (retail/commercial/residential) use purposes;
- (iv) construction of balcony over footpath attached to the heritage building;
- (v) construction of two (2) residential units to the south west of the existing heritage structure;
- (vi) provision of six (6) car parking spaces along the south eastern elevation;
- (vii) stormwater drainage; and
- (viii) landscaping

The development has been designed to ensure the restoration, preservation and commercial viability of the existing heritage building whilst adding appropriately designed residential floor space that complements the existing heritage structure.

With regards to the proposed balcony over the Council's footpath (attached to the existing heritage building), it is proposed that Council grant use by way of easement for overhang over the road reserve (over the airspace) in accordance with the attached **Easement for Overhang Plan** prepared by *Paramount Plan Service* marked **Appendix 2**. The Easement for Overhang is sought at no cost to the owner, as part of Council's contribution to the Heritage Item conservation, in order to replace the pre-1960 balcony façade to the existing heritage building.

The site is occupied by the existing part single storey/part two storey brick heritage building with a single storey concrete block garage extension that was added sometime later (see **Figures 2, 3 and 4**). The building is listed as Heritage Item 190 in the Gosford LEP 2014 and known as "Mrs Wilsons Shop" which is of local significance (see historical photo in **Figure 3**).

The site has a land area of 472.8m² (by Deed).



Figure 2
Photograph of Existing Heritage Building looking south



Figure 3
Photograph of Existing Heritage Building looking north east



Figure 4
Photograph showing non-original single storey concrete block garage at the rear of the building



Figure 5
Historical Photo
(pre-1960)

2.0 COMPLIANCE WITH PLANNING CONTROLS

2.1 Gosford Local Environmental Plan 2014

The proposed development is governed by the Gosford Local Environmental Plan 2014. The [Gosford Local Environmental Plan \(LEP\) 2014](#) came into effect on the 11th February 2014. The subject site is currently zoned Zone R1 – *General Residential* under the Gosford Local Environmental Plan 2014.

The abutting wall of the new residences immediately to the southwest of the heritage building has been designed with its own perimeter wall

The subject site contains an itemised heritage item as shown in **Figure 6**. It is listed as Heritage Item #190 – *General*.

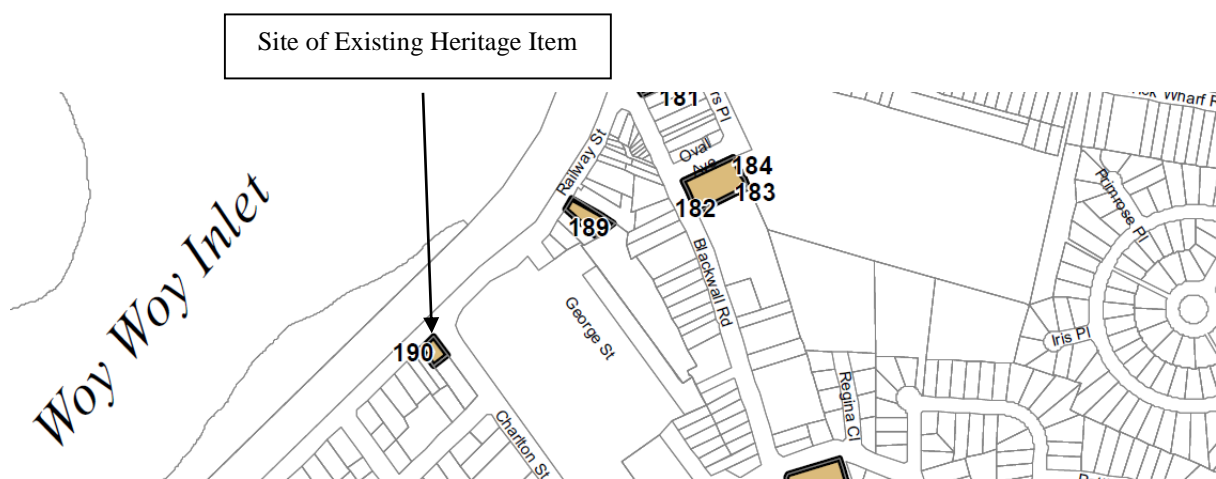


Figure 6
Extract from the Gosford Local Environmental Plan 2014 HER_015B

The site is located at the corner of Railway Street and Charlton Street in Woy Woy. It is generally square in shape, with a splayed corner at its north, which faces the roundabout at the intersection of Railway Street and Charlton Street.

The existing building is a former shop/general store known as Mrs. Wilson's. It is a two-storey cavity brick building with a single storey portion. The building was formerly a retail store with a residence at the upper level.

The building is rectangular in plan, with the short façade at Railway Street and the elongated façade along Charlton Street. There is a splayed corner to the roundabout at the intersection of Railway Street and Charlton Street. The exterior is of face brick construction. The building has a metal skillion roof behind a stepped parapet. Parapet coping is a brick header course with soldier courses at both edges of the splayed corner. There is a brick chimney at the rear of the building with terracotta pots that serviced the former kitchen and living room fire places.

The building has timber framed floor and roof structure. The upper level is timber frame studs with the lining removed.

The one storey portion to the rear of the building is of face “tunnel” brick (which will be reclaimed for re-use) with a timber framed roof structure and a metal skillion roof. A further dilapidated one story (non-original) garage extension consisting of concrete blockwork has been added. The garage does not have a floor. The shop entry is through a door at the splayed corner.

Window openings have been boarded up or in-filled with concrete blockwork at ground floor level in order to prevent unauthorised entry which has previously resulted in vandalism and internal damage to the building. There are some signs of alterations at window heads. Some upper level openings have been boarded up; others have timber-framed double-hung windows. Window head height decreases along Charlton Street.

Metal chain link fencing secures the open frontages of the lot.

The upper level of the southwest wall, facing the side yard, has deteriorating peeling “Bushells” sign painted directly onto the brickwork. The existing signage replaced earlier original Bushells signage that previously occupied the full wall as show in the low resolution photograph provided by Geoff Potter at Gosford City Library (see *Figure 7*).



Figure 7
Low resolution photograph taken in early 1920’s
(courtesy Geoff Potter – Gosford City Library)

The adjacent properties along Railway Street are of similar scale as the subject site consisting of one-storey and two-storey residential buildings some of which are used for commercial purposes. The adjacent building along Charlton Street is a commercial building used for light industrial purposes which is of a greater height than the heritage building. It is a modern structure set back from Charlton Street, with a significantly larger footprint than the existing heritage building.

Under the *Gosford Heritage Inventory* (see **Appendix 6**), the existing heritage item has the following Statement of Significance which is discussed in further detail later in this report.

Mrs Wilson's, a former shop at the corner of Charlton and Railway Streets, Woy Woy has rare local historic significance as the only surviving commercial building erected prior to the subdivision of the present town centre. It has historic significance for its association with the early tourism and development of the district. It has social significance as an example of a combined shop and residence. It has aesthetic significance, as a brick building displaying a style typical of corner shop building of the early twentieth century, characterised by high corner parapet, stepping back over a residence at the rear. Although heavily modified, it retains its scale and form and is an important element in the streetscape of the area.

Clause 5.10 – Heritage Conservation deals specifically with heritage items within the City of Gosford. Heritage items are listed and described in Schedule 5 of the Gosford Local Environmental Plan 2014. Heritage conservation areas are shown on the Heritage Map (see **Figure 5**) as well as being described in Schedule 5.

The objectives of Clause 5.10 are as follows:-

- (i) to conserve the environmental heritage of Gosford;
- (ii) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views;
- (iii) to conserve archaeological sites; and
- (iv) to conserve Aboriginal objects and Aboriginal places of heritage significance

Development consent is required for:-

- (i) the demolition or moving of any heritage item or altering the exterior of any heritage item (including, in the case of a building, making changes to its detail, fabric, finish or appearance);
- (ii) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item; and
- (iii) erecting a building on land on which a heritage item is located or that is within a heritage conservation area

Sub-clause (4) – Effect of Proposed Development on Heritage Significance requires that:-

“The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned”.

Consequently, this Statement has been prepared which addresses the requirements of Sub-clause (4).

As the proposed development includes the restoration and conservation of the existing heritage building which will be retained for mixed use (retail/commercial/residential) purposes, the provisions of Sub-clause (10) – Conservation incentives apply.

Sub-clause (10) states that Council may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, even though development for that purpose would otherwise not be allowed by under the Gosford Local Environmental Plan 2014, if the consent authority is satisfied that:-

- (i) the conservation of the heritage item is facilitated by the granting of consent;
- (ii) the proposed development is in accordance with a heritage management document that has been approved by the consent authority;
- (iii) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out;
- (iv) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance; and
- (v) the proposed development would not have any significant adverse effect on the amenity of the surrounding area

The proposed development **COMPLIES** with the provisions under Sub-clause (10) in the following ways:-

- (i) the conservation of the heritage item will be facilitated by the granting of consent in that the residential component will ensure the financial viability of the project and facilitate restoration of the existing heritage building;
- (ii) the proposed development will not adversely affect the heritage significance of the heritage item as set out in the this **Statement of Heritage Impact**, including its setting; and
- (iii) the proposed development would not have any significant adverse effect on the amenity of the surrounding area

3.0 SCOPE OF WORK

3.1 Existing Building

The scope of work at the existing heritage building is to include:-

- (i) demolition of the existing non-original concrete block garage;
- (ii) demolition of the single storey brick portion attached to the rear of the building (whilst leaving the original Charlton Street façade);
- (iii) restoration of the existing Heritage Item 190 known as “Mrs. Wilson’s Shop”; and
- (iv) addition of cantilevered balcony in similar form to the original pre-1960 balcony (see **Figure 3**). The form of the balcony is to suit the current road alignment and current road safety requirements (ie: no support posts);
- (v) the south western wall is to be provided with improved stability and protected from further sideways movement (as shown on the attached **Survey Plan** prepared by **Bisset & Wright Surveyors** marked **Appendix 3**) through the construction of the adjacent slab on ground/drop edge beam adjoining the western cavity brick wall (see **Structural Plans** prepared by **Geoff McLaughlin & Associates** marked **Appendix 4**);

- (vi) under awning signage and advertising on windows only (no signage on brick work) as shown on the **Architectural Plans** prepared by *Eeles Trelease Pty Limited* (Architects) marked **Appendix 1**; and
- (vii) removal of graffiti by “dry ice” removal, soda blasting or similar approved treatment

3.2 Balance of the Site

The scope of work on the balance of the site is to include:-

- (i) construction of two (2) residential units to the west of the existing heritage structure including two garages;
- (ii) provision of a total of six (6) parking spaces along the southern elevation;
- (iii) stormwater drainage; and
- (iv) associated ground works and landscaping

4.0 CONTRIBUTION TO THE STREETSCAPE

4.1 General

The existing heritage building contributes to the streetscape in its style, materials, scale and form that dates back to 1922. It has a style typical of a corner shop built in the early 1900s, with a splayed corner entrance and a high corner parapet that steps down over a rear residence. The building’s brick construction, and it being built full to the lot boundary at the corner of Railway Street and Charlton Street, are consistent with its corner shop style.

The building is significant for being associated with early tourism and development in the Woy Woy area.

Restoration of Mrs. Wilson’s Shop retains the area’s link to the early tourism and development, as it is one of the only remaining commercial buildings that was built prior to the subdivision of the present town centre.

4.2 Original Construction

The heritage building is rectangular in plan, with the short façade at Railway Street and the elongated façade along Charlton Street. There is a splayed corner to the roundabout at the intersection of Railway Street and Charlton Street. The exterior is of face brick construction. The building has a metal skillion roof behind a stepped parapet. Parapet coping is a brick header course with soldier courses at both edges of the splayed corner. There is a brick chimney at the rear of the building with terracotta pots.

The building has timber framed floor and roof structure. The floor structure at the front (northwest) half of the ground floor has been removed to leave brick piers visible down to bare earth. The upper level is timber frame studs with the lining removed. The Gosford Heritage Inventory states that the building commenced construction in 1910 and was completed in 1922 (see **Appendix 2**).

4.3 Changes to the Original Construction

The building is substantially intact in its materials and layout. There have been modifications at the ground floor shop front windows, which have been either boarded up or in-filled with concrete blockwork. Non-original lintels have been installed.

The single storey concrete blockwork garage extension at the rear is not original. The metal chain link fences at the open frontages of the lot are not original.

5.0 **IMPACT ON STREETScape AND SIGNIFICANCE**

5.1 General

The restoration of Mrs. Wilson's Shop gives prominence to one of the last remaining connections to the commercial history of the district prior to the area being subdivided into the town which typifies Woy Woy's present form.

The buildings use as a corner shop, with a residence above, provides a connection of social significance to the early development of the area.

The construction of two attached residences does not impact on the prominence or use of Mrs. Wilson's Shop for the following reasons:-

- (i) the new structures are stepped back for the Railway Street frontage and behind the line of the existing heritage building and therefore are subservient in nature to the existing heritage item;
- (ii) the height of the new residential structures is below the height of the existing heritage building so do not become the dominant form; and
- (iii) the new garages and parking area is to the rear of the existing heritage building and new residential structures and are therefore hidden from view

The new residential additions and car parking have been designed to complement the existing heritage building and be subservient to the existing heritage built form. The proposal will financially underpin the restoration and conservation of the existing heritage item without the need to seek heritage funding assistance from Gosford City Council.

5.2 Minimising Impacts

Design elements have been incorporated into the proposal to minimize the impact on the streetscape and significance of the area and ensure that the new additions are subservient in nature.

The proposed attached architecturally designed residential components are at a scale that complements the existing heritage building and matches similar buildings at neighbouring properties. The overall building height is lower and the front steps back behind the line of the existing structure with perimeter landscape borders. The materials (ie: masonry walls with pitched metal roof) complement to the existing heritage building and similarly match neighbouring properties.

The abutting wall of the new residences immediately to the southwest of the heritage building has been designed with its own perimeter wall, maintaining the existing painted sign at the upper level of the southwest wall as shown in *Figure 3*.

The signage has now deteriorated to a point where it is unidentifiable (see *Figure 3*). The details of the sign are recorded in **Appendix 5** and will be provided to Council for inclusion in their historical record.

The perimeter wall will act as future support for the existing south western wall as detailed in **Section 3 – Scope of Work**.

5.3 Alternative Design Solutions

Alternate design options were considered including the use the southwest wall of the existing building as a party wall between the heritage structure and the new residential unit. However, this option was not chosen, as it was not the preferred engineering solution. The abutting wall of the new residences immediately to the southwest of the heritage building has been designed with its own perimeter wall so as not to place undue structural load on the existing wall.

In relation to the proposed cantilevered verandah, it is not possible (nor appropriate) to replicate the verandah as it previously existed prior to its removal sometime just before 1960. The design has been prepared so as to accommodate the existing road alignment conditions and infrastructure. No support posts are proposed in accordance with the requirements of the RMS.

6.0 GENERAL ASSESSMENT

The following comments are made based on the guideline requirements of the Heritage Division of the Office of Environment and Heritage.

6.1 Heritage Enhancement

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

- (i) the development of the site with additional residential floor space will financially underpin the restoration and conservation of the existing heritage building;
- (ii) the residential additions have been set back off the Railway Street frontage behind the line of the existing heritage building so as to respect the prominence of the structure;
- (iii) the removal of the non-heritage single storey garage additions will enhance the original form of the heritage building and all vehicle access and parking will be provided at the rear of the building;
- (iv) the residential additions have been designed to complement the existing heritage building both with regards to materials and colours;
- (v) the proposed cantilevered verandah along the north eastern and north western facades of the heritage building has been designed to reflect the pre-1960's verandah which was later removed (see *Figure 8*)



Figure 8
Historical Photo
(pre-1960)

6.2 Detrimental Impacts

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

- (i) the additional residential floor space increases the overall site coverage and density which may impact on the heritage building. However, the additional development has been designed so as to complement the existing structure and will financially underpin the restoration of the building;
- (ii) the bulk and scale of the additional floor space may impact on the prominence of the heritage building. However, the additional development has been designed such that the facades are setback from the line of the existing building and have been heavily articulated so as to minimise impacts

6.3 Sympathetic Solutions

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

- (i) restoring the existing heritage building without complementary development was considered. It was not financially viable without underpinning the project with additional residential floor space that was capable of generating income that could pay for the restoration and conservation works;

7.0 HERITAGE DIVISION QUESTIONS

It is required to address specific issues raised in the NSW Heritage Division guidelines for the preparation of Statements of Heritage Impact. These issues are addressed in **Table 1:-**

Question	Assessment
Minor or Partial Demolition	
Is the demolition essential for the heritage item to function?	It is proposed to demolish the existing non-original concrete block garage and single storey brick portion (whilst leaving the original Charlton Street façade) attached to the rear of the site. These elements are not essential to the functioning of the heritage item. The demolition is essential to facilitate the restoration of the existing heritage building, provision of access and parking and the provision of the new residential floor space.
Are important features of the heritage item affected by the demolition?	No, none of the important features of the heritage building are affected by the partial demolition.
Is the resolution to partially demolish sympathetic to the heritage significance of the item?	Yes. The elements to be demolished do not enhance or value add to the heritage building.
If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?	The partial demolition is not as a result of the condition of the fabric. The elements to be demolished do not contribute positively to the heritage item and are to be removed to facilitate the restoration of the heritage building as part of the overall viable use and development of the site.
New Development Adjacent to a Heritage Item	
How is the impact of the new development on the heritage significance of the item to be minimised?	The new residential additions do not physically impact on the existing heritage building. The abutting wall of the new residences immediately to the southwest of the heritage building has been designed with its own perimeter wall.
Why is the new development required to be adjacent to the heritage item?	The site has an area of 472.8m ² (by Deed) with the existing heritage building located on the northern corner of the property. Limited area is available for the additional residential floor space which required the new construction to be undertaken adjacent to the existing structure in order to provide future support for the south western wall of the heritage building (see <u>Section 3.0 – Scope of Work</u>).

<p>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</p>	<p>The curtilage is not essential to the retention of the heritage significant as the building faces the corner of Railway Street and Charlton Street with the entry door on the splayed corner. This is the focus of the building and its primary historical use as Mrs Wilsons Shop. The curtilage was historically used as a traditional rear yard only.</p>
<p>How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?</p>	<p>The residential additions occupy the south west portion of the site adjacent to the blank south western wall. The new additions have been stepped back from the Railway Street frontage so as to reduce the visual impact on the building as seen by traffic driving north along Railway Street. The height of the additions is lower than the existing building. The visual impact on the heritage building from the primary viewpoint from the north and north east will be unaffected as the residential units fall behind the bulk of the existing heritage structure.</p>
<p>Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?</p>	<p>The proposed development is not, to our knowledge, sited on any known or potentially significant archaeological deposits. However, it is beyond the scope of this SOHI to discuss the probability of sub-surface deposits.</p>
<p>Is the new development sympathetic to the heritage item? In what way?</p>	<p>The residential additions have been set back off the Railway Street frontage behind the line of the existing heritage building so as to respect the prominence of the structure. The removal of the non-heritage single storey additions will enhance the original form of the heritage building and all vehicle access and parking will be provided at the rear of the building. The residential additions have been designed to complement the existing heritage building both with regards to materials and colours and the proposed cantilevered verandah along the north eastern and north western facades of the heritage building has been designed to reflect the pre-1960's verandah which was later removed. The proposed verandah design has taken into account the existing road circumstances.</p>
<p>Will the additions visually dominate the heritage item? How has this been minimised?</p>	<p>The proposed attached residential components are at a scale that complements the existing heritage building and matches similar buildings at neighbouring properties.</p>

	<p>The overall building height is lower and the front step back behind the line of the existing structure. The materials (ie: masonry walls with pitched metal roof) complement the existing heritage building and similarly match neighbouring properties. From the south west, the residential additions are located within the foreground of the heritage building albeit below the building outline adjacent to the south western blank wall. The additions would be subservient to the heritage item. From the north along Railway Street (the primary heritage façade) and the north east along Charlton Street, the new additions are behind the heritage building and are largely unseen and the views to the item fully retained and enhanced.</p>
<p>Will the public, and the users of the item, still be able to view and appreciate the significance?</p>	<p>As above, the primary views to the heritage building from the north and north east would not be impacted and the new residential additions would remain subservient to the item. Consequently, the public and users of the building would still be able to fully appreciate its individual significance as well as enjoy the character of the streetscape.</p>

8.0 ECOLOGICALLY SUSTAINABLE DEVELOPMENT

It is prudent to take into consideration the principles of ecologically sustainable development as required in the management and development of the area. These comments are in accordance with the *New South Wales (Australia) Local Government Amendment (Ecologically Sustainable Development) Act 1997*.

Effective integration of economic and environmental considerations is recommended in decision making processes through the implementation of the following processes:-

- (i) *The Precautionary Principle – namely, if there are threats of serious or irreversible environmental damage, lack of scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.*

The site is fully cleared of native vegetation with the property occupied by an existing heritage listed two storey building surrounded by formalised suburban style gardens. The property have been continuously used for commercial and residential purposes since the early 1900's so as to establish a long term presence in the locality. This has been supported by a range of adjoining residential and commercial activities adjacent to the site including medium density residential both to the north and south.

All existing vegetation is to be removed in order to accommodate the proposed development. There are no identified threats that would cause serious irreversible environmental or heritage damage nor any lack of scientific certainty in relation to the development.

- (ii) *Inter-generational Equity – namely, that the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations.*

The proposed restoration of the existing heritage building and new residential development has been designed in accordance with all current engineering and environmental regulations and to such a standard that the local environment will be protected both during construction and as a result of its ongoing operation.

The development will also create both short and long term employment opportunities and create high quality residential accommodation within the town centre precinct that will service the local residential market.

Therefore, the health, diversity and productivity of the environment will not be adversely affected by the proposed development.

- (iii) *Conservation of Biological Diversity and Ecological Integrity – namely, that the conservation of biological diversity and ecological integrity should be a fundamental consideration.*

As the property has been fully developed for commercial and residential purposes since the early 1900's, the subject land has been significantly modified and degraded compared to its natural state.

Therefore, the application for the restoration and conservation of the existing heritage building and new residential flat building will not have any appreciable effect on the heritage, biodiversity or ecological integrity of the area.

21.0 CONCLUSION:

In accordance with the observations made within this report, this office is of the opinion that the proposed partial demolition and new construction at #68 Railway Street would be beneficial to the site and wider community, the restoration and conservation of the existing heritage building and character of the streetscape. The existing heritage building has been assessed as a contributory item to the precinct which, over the years, has lost its prominence due to lack of maintenance.

The demolition of the non-heritage additions and the construction of the new residential floor space would, in our view, be acceptable on heritage grounds provided that the new development is constructed to a high standard and in accordance with the attached **Architectural Plans** prepared by *Eeles Trelease Pty Limited* (Architectural Consultants) marked **Appendix 1** and not bear a negative impact on the heritage building.

It should be noted that the following aspects of the proposal contribute to limiting any negative heritage impacts:-

- (i) the proposed verandah additions will contribute positively to the existing heritage building and seek to restore the item to its pre-1960 appearance;
- (ii) the proposed front set back of the new residential units is consistent with the streetscape and will complement the existing heritage building;
- (iii) the proposed pitched roof is consistent with the existing building and building height is lower than the heritage item thus ensuring the new additions are subservient to the heritage structure;
- (iv) the design of the new residential additions incorporates materials and colour schemes which are traditional in terms of the relationship to the heritage item and would complement the heritage building;
- (v) the overall bulk of the new additions would not dominate the heritage building particularly from the primary streetscape view from the north and north east; and
- (vi) no views to the primary facades would be impacted by the proposed development

Consequently, it is the view of this office that the existing heritage building and character of the streetscape would not be negatively impacted by the proposed development and recommend that Council considers the application favourably.

22.0 LIMITATIONS:

Wales & Associates Pty Limited (WA) has prepared this report for a project at #68 Railway Street at Woy Woy in accordance with instructions of Bruce Kerr Pty Limited. The report is provided for the exclusive use of Bruce Kerr Pty Limited for this project only and for the purpose(s) described in the report. It should not be used for other projects or by a third party. In preparing this report WA has necessarily relied upon information provided by the client and/or their agents. WA's advice is based upon the information supplied and encountered during this assessment. The accuracy of the advice provided by WA in this report may be limited by undisclosed information provided by other sub-consultants or the Council. The advice may also be limited by budget constraints imposed by others or by site accessibility and sub-surface information.

This report must be read in conjunction with all of the attached notes and reports and should be kept in its entirety without separation of individual pages or sections. WA cannot be held responsible for interpretations or conclusions made by others unless they are supported by an express statement, interpretation, outcome or conclusion given in this report. Please contact the undersigned for clarification of the above as necessary.

18th August 2014



.....
Matthew Wales
Director – Wales & Associates Pty Limited

.....
Date

END

REFERENCES

The following documents were referenced:-

- (v) New South Wales Government (1979) Environmental Planning & Assessment Act (as amended);
- (vi) NSW Heritage Division guidelines for the preparation of Statements of Heritage Impact;
- (vii) New South Wales (Australia) Local Government Amendment (Ecologically Sustainable Development) Act 1997; and
- (viii) Gosford Local Environmental Plan 2014



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03 September 2019

Janet Matthews
Bruce Kerr Real Estate
2 Blackwall Rd, Woy Woy
NSW 2256

ICS Ref No: 17132B

Dear Janet,

RE: Bushell's Sign, 68 Railway Street, Woy Woy

We are pleased to respond to your request to provide a fee proposal for the cleaning and consolidation of a Bushell's Tea sign, displayed on the Western side of your property, located at 68 Railway Street, Woy Woy.

Background and site visit / Preliminary investigation

A site visit to 68 Railway St, Woy Woy was undertaken on July 31st, 2019 by International Conservation Services (ICS) employee Claire Heasman (Painting Conservator). An onsite discussion was held with reference to heritage observations and advice provided by GML Heritage consultant Rachel Jackson via email on July 23rd, 2019. During this inspection the condition of the Bushell's sign was visually inspected and photographed.

Assessment outcomes

Following our inspection, observations on condition included the following:

- The many iterations of the Bushell's sign have been overpainted and graffitied so that only a section of the original sign remains visible
- The various layers visible are
 - fading
 - actively flaking
 - extensive paint losses due to the age of the paint and environmental exposure

Methodology / Treatment Proposal

ICS have been requested to provide a treatment proposal and fee calculation for the following conservations works:

- Photographic documentation
- Surface cleaning to remove dust
- Consolidation of flaking paint with an appropriate surface coating. The appropriate coating would be tested before application to ensure it does not solubilise the paint.
- Construct a Coreflute covering for the sign so that it is protected during construction works
**Note: the cover should enclose the mural but allow for airspace
- Fitting of Coreflute covering to the brick base



Official Conservator



Preferred Provider



Conservation Partner



Exclusions

This treatment outline does not include:

- Retouching
- Digitisation

Outcomes

The sign will be cleaned, consolidated and temporarily covered to reduce the rate of deterioration. Further preventative measures have been included in the *Conservation Condition and Preservation Treatment Report*, dated August 1st, 2019 (see pages 4-5). Conservators can be employed to undertake any of these approaches.

Fee proposal

Our total fee for this work will be **\$19,900.00 + GST**, and includes:

- Materials
- Cleaning and consolidation of the Bushell's sign
- A photographic report with appropriate documentation

Please note: We have not allowed for scaffolding, which will be provided for conservators on-site. Scaffolding must comply with NSW safety regulations (including handover certificate provided) for safe work to be conducted. Scaffolding will be inspected by conservators before commencing works to ensure suitability.

Timeframe

This project will require four days on-site. Work can commence after negotiating suitable times for ICS and the client. We will be flexible to work in conjunction with the services schedule and other time requirements.

Personnel

ICS has extensive experience with all aspects of the condition assessment and conservation of similar works. We have demonstrated an ability to undertake similar works to a high standard on time and on budget. The project would be undertaken by Senior Conservators, with Julian Bickersteth (CEO) overseeing the project and providing guidance and support as necessary.

Insurances

ICS maintains Public Liability, Professional Indemnity and Workers Compensation Insurances, Certificates of Currency for which are available upon request.



Further information

Please contact ICS on 9417 3311 if you would like any further information, or by email at j.bickersteth@icssydney.com.

I look forward to hearing from you.

Yours sincerely,

A handwritten signature in black ink that reads "Julian Bickersteth".

Julian Bickersteth
CEO
International Conservation Services

From: [Rebecca Cardy](#)
To: [Michael Leavey](#)
Subject: RE: CM: Proposed Conservation Works - DA48230 - 68 Railway Street, Woy Woy
Date: Thursday, 6 February 2020 4:11:05 PM
Attachments: [CentralCoastCouncil_486edbab-5775-4721-8168-2b136d7a277a.png](#)
[FaceBook_d5205fff-f615-4ca9-b750-f02f3ec4caec.png](#)
[Twitter_7b0e97e9-51e9-48ba-ad31-fa41038501f0.png](#)
[Instagram_f10f21a9-3f2e-4fdc-9037-b4475eca32cc.png](#)
[thinkbeforeprinting_e5c09e84-dcde-4361-86b6-799b29afe8a9.png](#)

Hi Michael,

I have reviewed the information provided about the painted "Bushells" sign. This includes the quotation from International Conservation Services (dated 3 September 2019).

I can confirm that the conservation works as set out in the ICS fee proposal satisfies the Condition 3.4 of the consent for DA28230/2015.

Please do not hesitate to contact me if I can be of any further assistance.

Kind regards
Rebecca

Rebecca Cardy
Heritage Officer
Local Planning and Policy
Central Coast Council
P.O. Box 21 Gosford, NSW 2250
t: 02 4325 8869
m: 0434 652 610
e: Rebecca.Cardy@centralcoast.nsw.gov.au



From: Michael Leavey <michael@michaelleaveyconsulting.com.au>
Sent: Monday, 20 January 2020 11:11 AM
To: Ask <Ask@centralcoast.nsw.gov.au>
Cc: Rebecca Cardy <Rebecca.Cardy@centralcoast.nsw.gov.au>
Subject: CM: Proposed Conservation Works - DA48230 - 68 Railway Street, Woy Woy

Hi Rebecca, please find attached additional information on the proposed conservation of the historic "Bushells" sign at 68 Railway Street, Woy Woy, in response to Condition 3.4 of DA48230.

If you have any questions or require any further information, please contact me on 0449 536 694.

regards
Michael
[Michael Leavey](#)



ph: 0449 536 694
a: Suite 2.08 Platinum Building East
4 Ilya Ave, Erina NSW 2250
e: michael@michaelleaveyconsulting.com.au

w: www.michaelleaveyconsulting.com.au

From: [Michael Leavey](#)
To: [Rebecca Cardy](#)
Subject: Heritage Conservation - DA48230 - 68 Railway Street, Woy Woy
Date: Thursday, 26 November 2020 8:49:48 AM
Attachments: [Attachment 1 - Advice from Rachael Jackson GML Heritage.pdf](#)
[Attachment 3 - Work Completion Certificate 17132C.pdf](#)
[Attachment 2 - Conservation Treatment Report.pdf](#)

[EXTERNAL EMAIL] Do not click any links or attachments unless you have checked the sender and trust the content is safe. If you are unsure, please report this to IM+T Service Desk.

Hi Rebecca

To wrap this up and for Council's records, the conservation works have been completed, a conservation treatment report prepared and a work completion certificate has been issued. These are attached together with the original advice from Rachel Jackson of GML Heritage confirming that the sign did not need an individual heritage significance assessment.

Regards

Michael

[Michael Leavey](#)



ph: 0449 536 694

a: Suite 2.08 Platinum Building East
4 Ilya Ave, Erina NSW 2250

e: michael@michaelleaveyconsulting.com.au

w: www.michaelleaveyconsulting.com.au

From: [Jackson, Rachel](#)
To: brucekerrptyltd@gmail.com
Subject: RE: Heritage Advice - 68 Railway St WOY WOY
Date: Tuesday, 23 July 2019 8:42:45 PM
Attachments: [image950001.png](#)

Dear Janet,

Thanks for your phone call today.

I understand you have been provided with approval for development next door to 68 Railway Street, Woy Woy. The development abuts the historic building at 68 Railway Street, and will obscure the historic painted Bushell's sign (or layers of signs) on the side wall.

68 Railway Street, Woy Woy is an item of local heritage under Central Coast Council's LEP.

The condition of your development approval requires the 'assessment of heritage significance' and conservation of the painted sign (of the sign is found to have heritage significance).

From a very cursory examination of a photograph of the building, at 68 Railway Street, it is clear the former corner store, which is historic, would have been associated with the 'Bushell's sign, which was painted on its bare side wall as an advertisement for the corner store (common practice). The historic sign seems to have about three iterations of the Bushell's logo, that would be integral to the corner store, and the heritage significance of the building itself.

Without any historic or visual analysis of the sign - and given the sign will not be demolished and not be visible as part of the new development - I provide the following general advice in response to Council's building conditions:

- the historic painted sign does not need an individual heritage significance assessment, because it is already an integral part of the building fabric (in this case) and the building is identified to have local-heritage significance (the local value should include the painted sign);
- the sign should be protected, as it is, in situ, in accordance with a conservators advice, and prior to construction works taking place;
- there is no need for detailed conservation work to the painted sign. ie: it does not need to be restored to an original state, because this would be a complex undertaking in determining what is original, as there are several layers of the painted logo. It has also been over-painted in white and by graffiti. There is also no reason to fully restore the sign, as it won't be seen as part of the new development (as far as I understand);
- the sign should be recorded by detailed photography (close-ups to understand the multiple layers, and in the context of the whole building as a corner store, etc), prior to construction works. The photographic record should be provided to the local council as part of the development application and approval record; and
- a conservator, who specialises in paint conservation, should be engaged to assess the condition of the paint and recommend the best method of protection of the signs.

I hope this helps. Julian Bickersteth from International Conservation Services should be able to advise on the protection/ conservation works as suggested in this email.

Kind regards,
Rachel Jackson

Rachel Jackson | Principal

GML Heritage

2A Mugga Way, Red Hill ACT 2603

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Please think before you print.

From: brucekerrptyld@gmail.com <brucekerrptyld@gmail.com>

Sent: Thursday, 18 July 2019 1:35 PM

To: Proposals Coordinator <proposalscoordinator@gml.com.au>

Subject: Heritage Advice - 68 Railway St WOY WOY

Hi Christine,

Further to our phone conversation of yesterday.

I have read a document "Conserving Historic Signs" produced for the Heritage office which was co-authored by your Ms Rachael Jackson and which in part alludes to the advice we are seeking.

I own a property at 68 Railway Street Woy Woy which is an item of local heritage (Heritage Item. #190 - General) under Central Coast Council's LEP and for which I have a development Consent from Council to renovate the existing building and to erect two townhouses upon the adjoining Western curtilage vacant land abutting the existing building.

Condition 3.4 within the Development Consent requires:

"3.4 A Heritage Assessment is to be prepared and submitted to Council for approval relating to the painted "Bushells" sign on the western side of the building. The Heritage Assessment is to assess the heritage significance of the sign prior to any development taking place. Appropriate conservation measures need to be emplaced following on from the significance assessment."

In particular Condition 3.4 of the consent provides a problem of compliance in that : -

1. The last iteration of the signage on the wall has deteriorated to the extent that it is barely recognisable.
2. If what remains of the signage is considered worthy of conservation I would seek advice of what works would be necessary to satisfy Council's condition.

I have attached the approved plans showing elevations of the proposed development and a recent photo of the building showing remnants of the signage.

I would seek an appointment with one of your consultants preferably Ms Jackson to provide advice to me in respect of compliance with the condition of the Consent.

This communication, and any discussion regarding this matter that I might have with your firm, I would kindly ask be kept "in confidence" between us at this juncture.

I can be contacted on 0416228000 or by reply email and look forward to your firm's response.

Regards,

Janet Matthews

c/- 2 Blackwall Rd.,

Woy Woy NSW 2256



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