

Statement of heritage impact for:

This statement forms part of the statement of environmental effects for:

DEVELOPMENT APPLICATION DEMOLITION OF SHED, CONSTRUCTION OF NEW SHED AND VERANDAH**Date:**

14 February 2019

Reference:

Jerilderie Main Street Conservation Area.
Council approval data

Address and property description:

Lot 10, DP 69, 25 Powell Street, Jerilderie

By:

John and Faith Bryce
25 Powell Street
JERILDERIE NSW 2716

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

From the main Street Conservation Area study the buildings on 30 Powell Street are defined as being of no significance and detracting from the overall streetscape.

The dwelling to the east is defined as being of no significance and detracting from the streetscape.

The buildings to the west have all been relocated to the site or developed since the street study was undertaken. The site used to house the Free Library & Mechanic's Institute which was demolished after 1997.

The buildings to the south are the Bakery and 63 Jerilderie Street both of which were redeveloped by way of adaptive reuses in the first decade of the 21st century.

The closest listed heritage item is the blacksmiths shop at 17 Powell Street.

The only part of the proposed development that will be visible from a public place will be the proposed shed, to reduce the impact of the proposed shed the mature trees between Powell Street and the proposed shed will be retained and the colour of the proposed shed, slate grey, has been chosen ensure the building does not detract from the overall Powell Street streetscape.

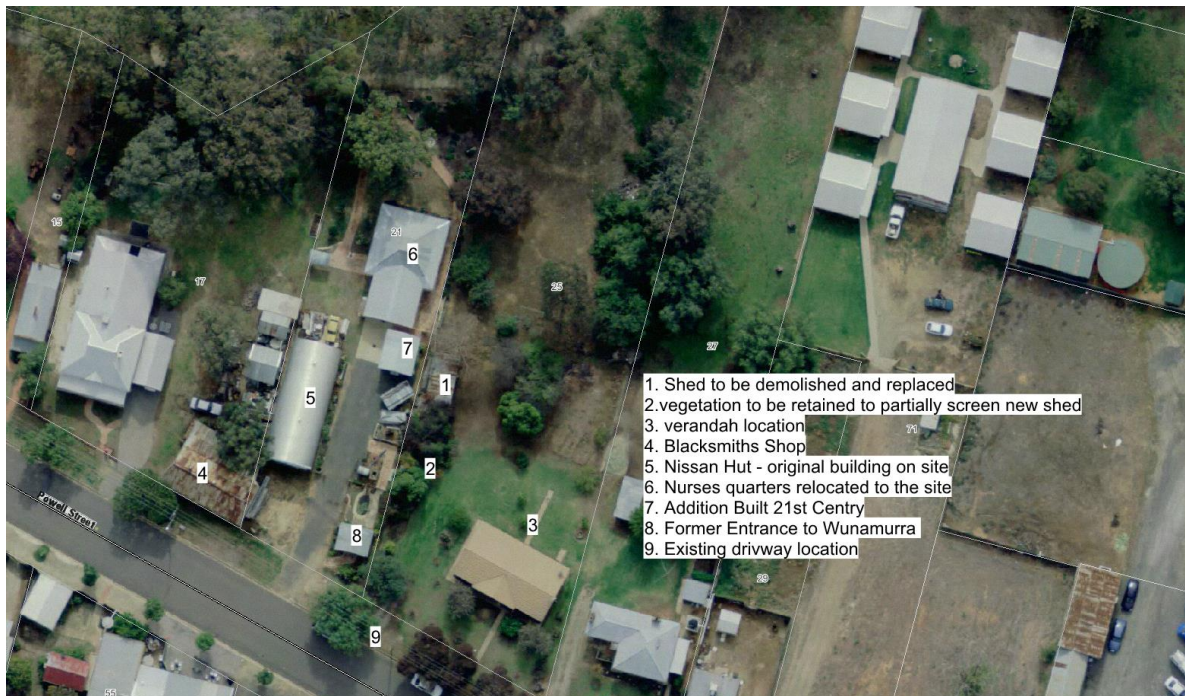
The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

Shed: The proposed shed will be 18 metres in length, 9 metres wide (the frontage to Powell Street and 4.475 metres tall. There will be some visual impact on the streetscape.

Parts of the subject site are floodprone. This limits the location for the shed. The site has been chosen to ensure the structure is not built within the flood planning area and the impact to the Powell Street streetscape is minimised.

Verandah: The structure will have no impact on the streetscape as it will not be visible from a public place.

Site Details



IMAGES OF THE SITE

Shed to be demolished



Existing Shed location in relation to neighbouring property boundary



Closest affected building to the west, note no windows to be over shadowed.



Views from Powell Street Road reserve.





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

1. Not constructing a shed. There is an existing shed on site, however the shed is in poor condition and not suitable for the owners needs
2. Construct the Shed on the other side of the site. This is restricted by vehicle access and the floodprone nature of the lot.

Standard Questions

- **Have all options for retention and adaptive re-use been explored?**

NA

- **Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on site?**

There are no heritage significant buildings on the site. The site for the shed has been chosen to limit visual impact and to ensure the structure is not on the flood prone area of the site.

- **Is demolition essential at this time or can it be postponed on case of future circumstances make its retention and conservation more feasible?**

The existing shed is of no heritage significance.

- **Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not. Why not?**

Yes. Council heritage officer has been consulted in the preparation of this statement.

- **Is the demolition essential for the heritage item to function?**

No

- **Are important features of the item affected by the demolition?**

No, the shed is of no heritage significance to the overall site or streetscape.

- **Is the resolution to partially demolish sympathetic to the heritage significance of the item?**

NA

- **If the partial demolition is a result of the condition of fabric, is it certain that the fabric cannot be repaired?**

NA

- **Is the demolition essential for the heritage item to function?**

NA

- **Are particular features of the item affected by the demolition?**

NA

- **Has the advice of a structural Engineer been sought? Has the information been implemented? If not, why not?**

NA

- **Does the existing use contribute to the significance of the heritage item?**

NA

- **How is the impact of the addition on the heritage significance of the item to be minimised?**

The closest heritage item is the Blacksmiths shop located 25 meters to the south-west of the proposed shed site. The impact there will be no direct impact on the Blacksmiths Shop. As stated previously the impact on the streetscape will be minimised by choice of shed colour, slate grey and retention of the established vegetation to the south of the proposed shed.

- **Will the additions/new development visually dominate the heritage item?**

The new shed will not dominate the streetscape or the blacksmiths shop as it will be partially screened by the established vegetation on site.

- **Is the addition/ new development sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?**

None known

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

As stated previously the impact will be minimised by the retention of the established vegetation on site and the choice of colours for the shed.

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

NA – not a heritage item, the site is located in the conservation area.

- **Will the additions/ new development tend to visually dominate the heritage item?**

No – existing vegetation will be retained

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

The proposal is nearby the Blacksmith shop which is item 17 in Schedule 5 of the Jerilderie LEP 2012. There is no item directly adjoining or adjacent to the development.

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

NA

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

Vegetation will be retained to reduce the visual impact of the shed from Powell Street, as will the wall and roof colour for the shed. The impact will be minimal.

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

Yes, no visual change to the blacksmiths and only minor impact of the overall streetscape of Powell Street.