

Heritage Conservation Architect

ABN 16 1223 94450

ACN1223 94450

Rose Villa. 32 Wright Street, EAST DEVONPORT. TASMANIA 7310

p.+61 47432720 e. admin@carste.com.au www.carste.com.au



Project No.23-36

STATEMENT OF HERITAGE IMPACT

Proposed Caravan Park and Infrastructure

Lot 01 DP1277745

66 Palace Street,

DENMAN NSW 2328



for

Mr Mark Zizza

Prepared by: Stephen Booker

B.Sc.(Arch.), BArch., M. Herit.Cons., ACA, MICOMOS, APTi, IA

July 2023

Final Issue

3rd July 2023



Nominated Architect: Stephen Booker

B.Sc.(Arch.), BArch., M.Herit. Cons., ACA M.ICOMOS, APTi, IA

ARB NSW Reg. No. 4613

ARB TAS Reg. No. 1129

TABLE OF CONTENTS

1.	INTRODUCTION	3
2.	HISTORICAL CONTEXT	4
2.1	Denman Background	4
3.	PHYSICAL DESCRIPTION	7
3.1	Context	7
4.	PLANNING AND HERITAGE CONTEXT	10
4.1	Muswellbrook Local Environmental Plan 2009 (LEP 2009) – Listing	10
4.2	Muswellbrook Shire Development Control Plan 2009 (LEP 2009)	10
5.	THE PROPOSAL	13
5.1	Documents	13
5.2	Proposal Description	13
6.	ASSESSMENT OF IMPACTS	17
6.1	Introduction	17
6.2	Assessment Against Muswellbrook DCP 2009	17
6.3	Identification of Impacts	19
6.4	Impact of the Proposal on the Palace Street streetscape.	19
7.	SUMMARY HERITAGE IMPACT ASSESSMENT	20
8.	RECOMMENDATIONS AND CONCLUSIONS	21

The following table forms part of the quality management control of carste STUDIO pty ltd in monitoring the intellectual property as issued.

Issue	Description	Date	Written by	Reviewed	Issued
1+ Final	Statement of Heritage Impact	3/06/2023	SB	SB	SB

copyright © carste STUDIO pty ltd 2023

apart from a use permitted under the *Copyright Act 1968*, no part may be reproduced by any process without written permission from the author

Intellectual property law forbids the transfer of intellectual property and rights that reside in other parties. Enquiries concerning reproduction and rights should be addressed to the author and/or to owner/s of images and cited resources.

1. INTRODUCTION

- 1.0.1 carste STUDIO has been engaged by Mr Mark Zizza to prepare a Statement of Heritage Impact to accompany the Development Application (DA) for the proposed Caravan Park including Infrastructure at 66 Palace Street, Denman.
- 1.0.2 This report adopts the methodology outlined in the *Heritage Assessments and Statements of Heritage Impact* (prepared by the Environment and Heritage, Department of Planning and Environment June 2023.) It has been undertaken in accordance with the principles of the *Burra Charter, 2013*.
- 1.0.3 The subject site is the rear (northern) vacant site as part of a listed heritage item no. i24, the Royal Hotel and located within the Denman Heritage Residential Heritage Conservation Area C1 as listed in the Muswellbrook Local Environmental Plan 2009
- 1.0.4 This Statement of Heritage Impact was prepared by Stephen Booker.
- 1.0.5 While the subject sit has not been recently inspected, the writer has carried out a number of projects in Denman and on the adjacent sites in Ogilvie Street and is very familiar with the town.



Figure 1 Location Aerial Image, yellow area indicates the subject site. source: NSW Planning Portal

- 1.0.7 Limitations:
- .1 This report is based upon an assessment of the heritage issues only and does not purport to have reviewed planning or compliance issues.

- .2 It is assumed that compliance with non-heritage related aspects of Council's planning instruments, the BCA and any issues relate to services, contamination, structural integrity, legal matters or any other non-heritage related matter is assessed by others.
- .3 It is beyond the scope of this report to address indigenous associations with the subject site.
- .4 It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.
- .5 It is beyond the scope of this report to assess items of movable heritage.

2. HISTORICAL CONTEXT¹

2.1 Denman Background

Surveyor Henry Dangar camped alongside the Hunter, north-east of the present townsite during his investigations of the upper Hunter in 1824. The following year William Ogilvie and naval surgeon Peter Cunningham travelled to Australia together. They investigated the Hunter Valley and chose land at the confluence of the Hunter and Goulburn Rivers. Ogilvie named his grant 'Merton' after the village in Surrey from which the family originated and Cunningham called his property 'Dalswinton' after his family's English estate.

Cunningham, who wrote *Two Years in New South Wales* about his experiences, soon returned to England leaving Ogilvie to manage both properties. Merton became the centre of a designated police district (called Merton) and Ogilvie was appointed a magistrate.

The Wanaruah Aboriginal people were in the area until the 1860s, although it is known that the Kamilaroi were also present in this region. The Wanaruah favoured goannas as a food source, covering larger animals in hot ashes and stuffing them with grass. They also adopted burning off practices as the new shoots which emerged after fire attracted kangaroos which they surrounded and killed with clubs and spears (du-rane) barbed with sharp stones.

The first town in this area was Merton located on the eastern side of the Hunter River and part of a 2000 acre grant to William Ogilvie in 1825. Denman was the second town and developed to the west of Merton, eventually superseding Merton.

The Ogilvie family were reputedly on good terms with the local tribe and when 200 of their number besieged the village demanding the release of two tribesmen falsely accused of murdering a white man it is said that Mary Ogilvie saved the family by going out to talk with the tribal leader.

Denman was gazetted on the 21st October 1853. The town grew as an agricultural centre for the dairy industry and hay production. More recently it has included industries such as the production of concrete sleepers and provided a centre for the wine industry and coal mining.

The present townsite developed on government surveyed land on the riverbank opposite Merton. Denman, named in honour of Lord Denman, was gazetted in 1853. The new township became a cattle-buying centre in the 1860s as it was located on the major stock route from the Upper Goulburn. The railway did not arrive from Muswellbrook until 1915.

¹ <http://www.upperhunter.org/denman/>

Denman was also affected by a devastating fire in 1928 starting in Ogilvie Street and destroying a substantial number of buildings in the main street. The Coronal Finding was reported in the Maitland Weekly Mercury (Saturday 1st December 1928, p9. "Denman Fire") "That the Memorial Hall, situated in Ogilvie-street, Denman, was accidentally destroyed by fire." The fire destroyed eight other shops on the northern side of Ogilvie Street, the Royal Hotel being saved. Much of the town was destroyed but was rebuilt.

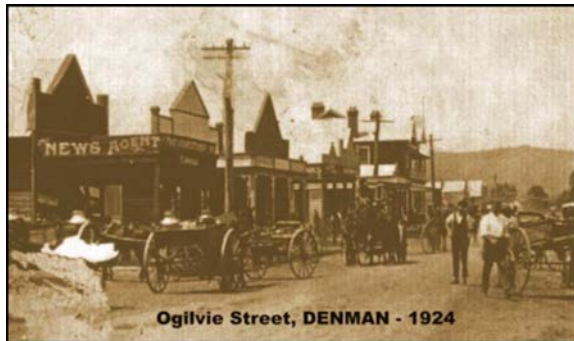


Figure 2 Before the 1928 fire. Source: "Where the Magnificent Hunter meets the Mighty Goulburn" Dexter Burkill



Figure 3. During the 1928 fire. Source: "Where the Magnificent Hunter meets the Mighty Goulburn" Dexter Burkill

Denman has been vulnerable to flooding, and was inundated by the 1955 floods. Not until 1988 with the building of the levee bank, was the threat of floods alleviated.



Figure 4: Royal Hotel, June 1924.

Source: Toohey's Card Records. <https://openresearch-repository.anu.edu.au/handle/1885/118473>



Figure 5 Royal Hotel, September 1930.

Source: Toohey's Card Records. <https://openresearch-repository.anu.edu.au/handle/1885/118473>



Figure 6 Royal Hotel, 1949. The Palace Street corner has developed a landscaped setting

Source: Toohey's Card Records. <https://openresearch-repository.anu.edu.au/handle/1885/118473>

2.1.4 The Royal Hotel was originally located in Jerdon Street in the older section of Denman. Licensed to Andrew McKenzie in 1867, it had a succession of publicans before T.S. Carter moved the licence to the present premises which he built about 1916.

2.1.5 The State Heritage Inventory citation describes the building as being of the Federation Filligree architectural style.

2.1.6 The Statement of Significance for the Royal Hotel is as follows:

Historically the business is of local significance because of its more than century long association with Denman. The current building is significant locally for continuing the name and licence of the original.

*The building has **local aesthetic significance** because of its scale, composition and excellent timber detailing, all being in good order. It also retains remnants of its earlier garden and has substantial streetscape significance.*

***Socially** it has provided a meeting place for eighty years and therefore has local significance.*

***Scientifically** the building and garden are of local significance for their potential to reveal information which could contribute to an understanding of the social life in Denman in its more prosperous early twentieth period and about changes in hotel patronage over the last eighty years in Denman.*

*The building is **rare** of type locally and **representative** of type at the regional level.*

3. PHYSICAL DESCRIPTION

3.1 Context

3.1.1 The subject site is located at 66 Palace St, Lot 1, DP. It has direct street access.

3.1.2 The topography of the subject site is flat. There are distant mountain views to the west and views of the alluvial floodplains to the east, though the levee bank to the east limits views of the river and plains.

3.1.3 The site is vacant and has recently been used informally as a caravan parking area.

3.1.4 Refer to the Statement of Significance for the Denman Residential Heritage Conservation Area, which outlines the character of the town and its relative consistency of form, materiality and detailing of building facades, particularly in the commercial strip of Ogilvie Street, despite the fire of 1928.

3.1.5 As part of the gateway to the township the site in its current state breaks from the continuity of the street edge as an open undeveloped site.



Figure 7 Royal Hotel, The subject site is shown within the yellow rectangle. The Royal Hotel is to the left. Source: Google Maps

- 3.1.6 The occasional gaps along the street edge for driveways and the few vacant sites, do not disrupt the street edge pattern.
- 3.1.7 Regular street tree planting lines both sides of Palace Street, with a concrete footpath located on the western side leading to Ogilvie Street and the main commercial precinct.
- 3.1.8 The housing stock in Palace Street is varied in age, with a number of new dwellings having been introduced to the earlier wider dispersed rural vernacular styled buildings.
- 3.1.9 Most properties are fenced along the street frontage with a consistent 5 metre or near set back for the more recent interventions, earlier residences being further back, in the order of 20 metres.
- 3.1.10 The following photographs illustrate the street context of Palace Street and the subject site prior to the enhancements made in preparation for the formalised use of the site as motorhome, camper and van accommodation . The Denman Hotel and the Royal Hotel are landmark elements in the Palace Street vista.



Figure 8 South facing view along Palace Street Source: Google Maps



Figure 9 South facing view with the subject site to the right prior to improvements. Source: Google Maps



Figure 10 View west across the subject site prior to improvements. Source: Google Maps



Figure 11 View south west across the subject site prior to improvements. Source: Google Maps



Figure 12 View north along Palace Street from the Ogilvie Street corner adjacent the Royal Hotel. Source: Google Maps

4. PLANNING AND HERITAGE CONTEXT

4.1 Muswellbrook Local Environmental Plan 2009 (LEP 2009) – Listing

4.1.1 The subject site is part of heritage item i 24 in LEP 2009, Schedule 5:

Royal Hotel	10 Ogilvie Street (corner of Palace Street)	Lot 1, DP 1068339	Local	I24
-------------	--	----------------------	-------	-----

4.1.2

5.1.3 The subject site is located within the conservation area as listed in the LEP 2009, Schedule 5:

Denman Residential Heritage Conservation Area

5.1.4 The following is an extract, relevant to this proposal from the LEP 2009, 5.10 Heritage conservation:

(4) ***Effect of proposed development on heritage significance***

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. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) ***Heritage assessment***

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

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

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

4.1.3 Clause 5 (b) and (c) requires the preparation of a Statement of Heritage Impact as the appropriate **heritage management document** to assess the extent of the impact that the proposed development may have on the significance of the heritage item and heritage conservation area.

4.2 Muswellbrook Shire Development Control Plan 2009 (LEP 2009)

Relevant extract from the DCP 2009:

15.4.1 DENMAN HERITAGE CONSERVATION AREA

The Denman Heritage Conservation Area comprises effectively the three blocks of the business district along Ogilvie Street.

Statement of Significance

The commercial district of Denman is significant for the Upper Hunter region because Denman has been the service centre for the Sandy Hollow-Jerry Plains areas for 150 years and its business district retains much of the physical character of a small town centre from the period before the first world wars [sic]. This character is dominated by small-scale, often detached, commercial and civic buildings and by modest interwar houses which are interspersed amongst commercial buildings. All the buildings are single storeyed and modest in bulk, other than the two hotels at the corner of Palace and Ogilvie Streets. Special features of the area are the painted and traditionally lettered signage and the unrolled iron skillion awnings supported by verandah posts which remain on some present and former commercial premises. It is remarkable that the physical character of the streetscape has remained substantially unaltered since the 1920s despite wars, the spread of grapes and of coal mining and the decline of dairy farming.

Generalised description

Buildings are generally detached (or, at least visibly distinguished from their neighbours) but the overall impression is one of continuity. Apart from the two hotels, whose original single stories have been incorporated into much larger two storied buildings, there are no multi-storied buildings and few of any great bulk (other than the bus shelter). The commercial buildings are low, narrow, built towards their street frontages and seldom extending far back into their allotments; detached dwellings are modest in scale and built further back from street frontages. Although there are older and some more recent buildings the area is stylistically set in the period around the first world war. This means, characteristically, medium pitched galvanised iron roofs, walls which are clad mostly in timber weatherboards (although some have rendered street facades) and early (though usually not original) frontages on shop buildings. The integrity of this character is becoming greatly compromised by intrusive modern alterations and new developments which use zincalume, fibro and colorbond materials, often with aluminium windows)

Many of the older commercial buildings have simple timber or rendered parapets on their upper walls and flat unrolled (not bullnosed) awnings of corrugated galvanised iron. The survival of 'traditional' signage and of 'traditional' awnings on past and present commercial buildings are of particular note. Most signage is painted and on facades or on/under awnings (and illuminated signage is limited, though intrusive). The awnings of about eight commercial premises remain still suspended on posts rather than being cantilevered. Public and private land along street frontages is generally minimally improved, which is in character with the age and styles of the buildings. Front fencing is often absent or minimal, or has been replaced by low privet hedges. Side fencing is generally of wooden palings but there is a great deal of intrusive colorbond and Zincalume.



Figure 13 Denman Heritage Map. The subject site shown in yellow rectangle. Source: e-planning spatial viewer

PART 2 – HERITAGE ITEMS AND CONSERVATION AREAS DESIGN CONTROLS

15.2.2 General Design rules.

These priorities lead to some important rules for changes to buildings in heritage items or heritage conservation areas:

- (i) All features of significance should be conserved or re-instated. Further, if the opportunity presents, inappropriate alterations should be removed and original features reconstructed as well as possible.*
- (ii) As much as possible of the original fabric should be kept. Missing elements may be replaced but only if they are known to have existed.*
- (iii) When new work is added the scale and elements of the earlier building should determine how closely the new work should resemble the old. Combine only what goes well together, and never copy features that are out of character with other traditional buildings in the area.*
- (iv) New work should never pretend to be original work and this should be apparent, at least on close inspection, though new building elements should be constructed with the original technology and original functional purpose of these elements in mind.*
- (v) Completely new buildings should never seek to replicate older styles. They should be designed to be in sympathy with older buildings in their vicinity.*
- (vi) When there is a choice, seek to improve the appearance and unity of a streetscape. Where there is a variety of buildings in a street or a row of buildings, features of the immediate neighbours should be taken as the reference point for proposed changes.*

15.2.4 The form of new works

When the impacts of new building works are being considered the prime consideration will be: 'how will elements of new developments relate visually to existing building works?' Building forms can produce powerful visual intrusions into the curtilage of a heritage item and visual conflicts with features of the wider settings of existing buildings should be minimised where possible. The main formal elements to be considered when assessing the visual impacts of new building works are:

- (i) **building footprints**, ie building densities, percentages of allotments which are built on, separations, setbacks, orientation and shapes of floor plans. Although these elements are largely controlled by provisions in Muswellbrook Shire's LEP and DCPs their variation in older buildings is a reflection of the different lifestyles of people at different times. In making alterations and additions to a building care should be taken to ensure that new works do not alter the contribution of the existing building to the 'rhythm' of a streetscape or to the character of its internal layout.*
- (ii) **Scale**, ie the dimensions and proportions of buildings and their individual elements, including numbers of storeys, building and ceiling heights and horizontal dimensions and overall bulk. Buildings from different eras are often characterised by distinctive heights, horizontal dimensions and size relationships between different parts or dimensions and new building works should be designed so as to avoid visual incongruities between old and new work.*
- (iii) **Massing**, ie roof pitches and forms, window/door shapes and dimensions, façade forms and attachments such as verandas, porches and patios). Buildings of particular historical styles have typical shapes, eg an 'Interwar' Bungalow typically has a medium pitched roof dominated by a symmetrical front roof gable while a Federation house often has more complex roof and floor plans with windows symmetrically arranged in walls but a front gable that is asymmetrically placed. The integrity of existing facades should be maintained especially in the front of buildings. So far as possible new building works should seek to be similar in form to their existing neighbours.*

- 4.2.1 The foregoing criteria will be used to assess the proposal's compliance with the heritage aspects of the DCP. Refer to Section 5.

5. THE PROPOSAL

5.1 Documents

- 5.1.1 This statement was prepared in conjunction with the DA drawings. It is our professional practice to review all design work before finalising the Statement of Heritage Impact and to recommend changes where necessary to make the proposal more appropriate.
- 5.1.2 Documents reviewed in preparation of this Statement of Heritage Impact were prepared by PLAY Design Studio and include:

Drawing No.	Title	Date	Issue #
A001	Cover Page	20 06 2023	4
A002	Site Analysis Plan	20 06 2023	4
A003	Landscape Plan	20 06 2023	4
A300	Elevations and Sections	20 06 2023	4
A301	Elevations and Section	20 06 2023	4
A400	Colours and Materials	20 06 2023	4
A500	3Ds	20 06 2023	4
A501	3Ds	20 06 2023	4

5.2 Proposal Description

- 5.2.1 The proposal is aiming to achieve approval for the formal use of the allotment as a motor home, camper and caravan park site with 12 sites, six to the east and six to the west, and for the construction of supporting structures including a toilet / shower block (male, female and unsex accessible) and a Community Building with Camp Kitchen.
- 5.2.2 The project involves the following work:
- Fencing of the site comprising 1800mm high Colorbond to the northern adjacent residence access handle and the western boundary. A 1.5metre high post and rail fence to the southern and eastern boundaries which will also include dense screen planting of Photinia, noting that the eastern street front alignment is already planted with Photinias behind the post and rail fence, which will be replaced and reconstructed to the detail shown on the Landscape Plan. Posts shall be a sturdy 200x200mm cross section, and rails will be 200x50.
 - Landscaping proposed for the site is intense. The street front treatment will comprise a 10 metre setback. Existing Photinias line the street front behind the fence. An expanse of turf terminates at the west with an 1800mm high trellis structure upon which Bougainvillea will be trained. The north and south of the landscaped area will be planted with a Dwarf Murraya hedge and Agapanthus. Within the lawn area three Maple trees are arranged with a generally equal spacing.
 - The camp sites will be turfed.
 - A perimeter circulation and access way provides two way movements around the site.
 - Centrally located on the allotment is a Community Building with Camp Kitchen and Storage and Maintenance areas. The building is clad with weatherboards 9Hardie's Linea profile) and has a Shale Grey colorbond roof of 27° pitch to the main enclosure and a layback roof over the verandah of 8° in a traditional form, reminiscent of the original hotel to the east of the levee in Ogilvie Street. The windows are of aluminium, double hung and finished in white powdercoat.
 - The proportion of windows in the Community Building are 1 width and 2 height, in line with the traditional window proportions.

- Visitor Carparking is provided for six vehicles to the north of the Community Building and waste bins and clothes Drying area to the south. Two Maples are to be planted to the east and west of the Community Building with a lawn area and seating provided.
- A toilet and shower block is located to the south west corner of the site. It comprises three relocatable toilet buildings clad with timber weatherboards and the walkways screened by horizontal close spaced battens. An overarching skillion roof with a 3° pitch unifies the presentation of the group.
- The Toilet block is screened from the camp sites by a Photinia hedge screen.
- The western camp sites are offset from the boundary by 3 metres which is grassed and landscaped. The western end has three equally spaced Maple trees.



Figure 14 The current street frontage of the subject site. Source: The client



Figure 15 The current hotel car park boundary treatment with post and rail fence and Photinia hedge extant. Source: The client



Figure 17 View south along the western boundary looking south. Source: The client



Figure 16 View to the western boundary looking to the north west across the site. Source: The client



Figure 19 View to the Royal Hotel from the southern side of the subject site. Source: The client



Figure 18 View across the subject site to Palace Street. Source: The client

5.2.3 The site in its unformed condition as illustrated in Section 4, is detrimental to the character of Palace Street and the Heritage Conservation Area. Development of plantings and the post and rail fences along the site perimeter, and especially in more formally defining the Palace Street edge is a visual improvement.

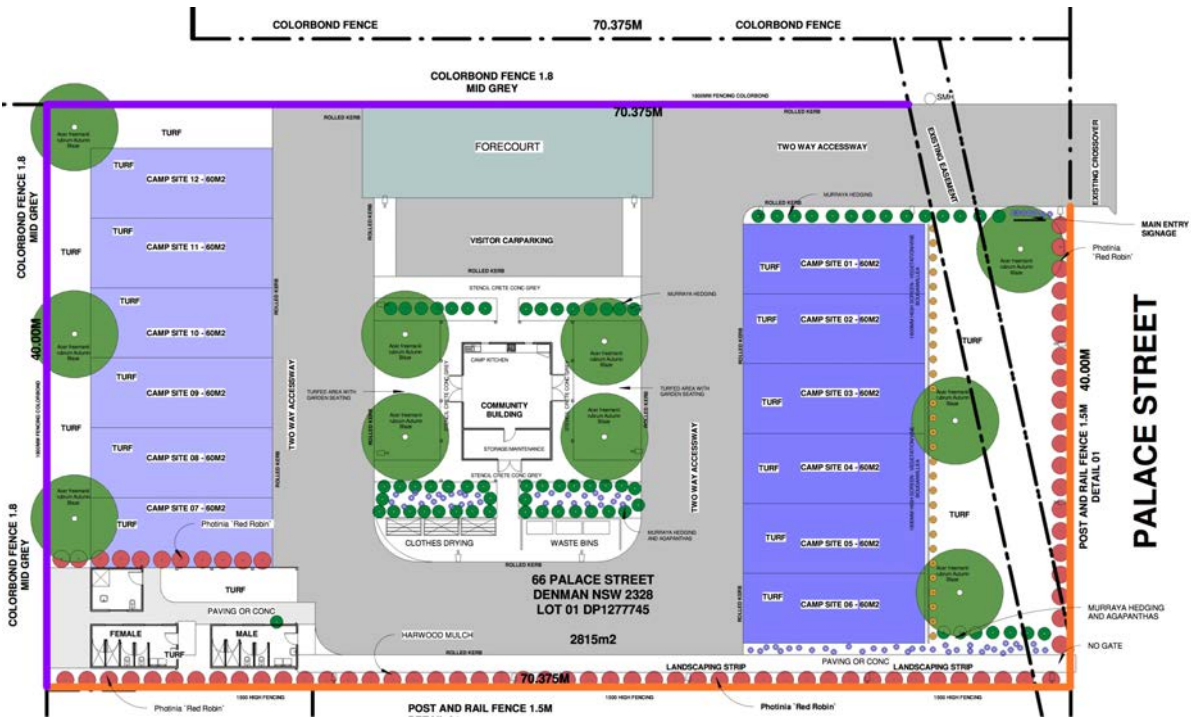


Figure 20 Site and Landscaping Plan. Source: PLAY DESIGN STUDIO

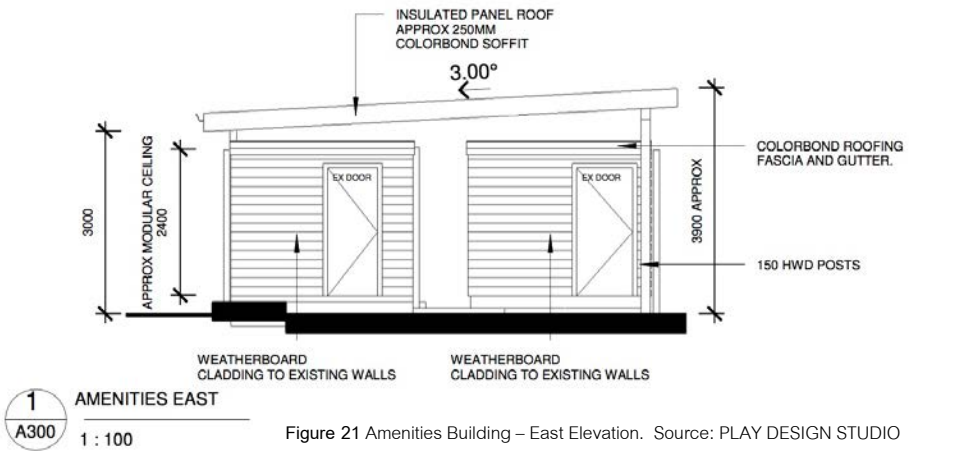


Figure 21 Amenities Building – East Elevation. Source: PLAY DESIGN STUDIO

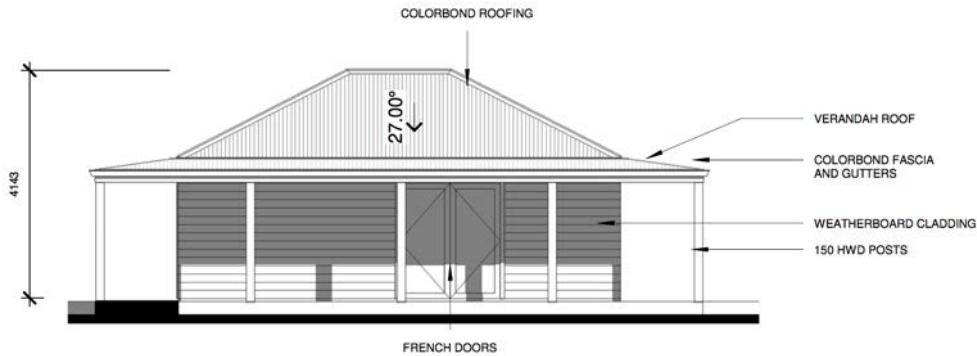


Figure 22 Community Building West Elevation. Source: PLAY DESIGN STUDIO



Figure 23 The Amenities building proposed is not inconsistent with the above example Source: carste STUDIO

6. ASSESSMENT OF IMPACTS

6.1 Introduction

6.1.1 This proposal introduces a new use into the vacant land to the north of Royal Hotel building, which complements the hospitality accommodation of the hotel and also provides free access to the camp sites for hotel patrons.

6.1.2 The new use capitalises on the rustic nature of the host building, introducing hard and soft landscaping which better defines the site and provides trees that will be the structural basis for the landscape as well as introducing form and colour, as well as effectively screening the site from adjacent areas and the Hotel.

6.2 Assessment Against Muswellbrook DCP 2009

6.2.1 The following is a tabular representation of the DCP heritage controls for the Heritage Conservation Area and development in the vicinity of a Local Heritage Item. (See over)

Clause	Control	Compliance
15.2.1	15.2.4 The form of new works	<p>The site is formalised through post and rail fencing as well as extensive landscaping which will screen the van site area and buildings from the public domain but also from the heritage listed building as in the vicinity (The Royal and the Denman Hotels).</p> <p>The built forms are compatible with the rural vernacular building types in the area.</p>
15.2.2	General Design rules.	
(i)	<i>All features of significance should be conserved or re-instated. Further, if the opportunity presents, inappropriate alterations should be removed and original features reconstructed as well as possible.</i>	Not Applicable
(ii)	<i>As much as possible of the original fabric should be kept. Missing elements may be replaced but only if they are known to have existed.</i>	Not Applicable
(iii)	<i>When new work is added the scale and elements of the earlier building should determine how closely the new work should resemble the old. Combine only what goes well together, and never copy features that are out of character with other traditional buildings in the area.</i>	The proposal is of an appropriate small scale and well screened from the public domain and the nearby heritage items.
(iv)	<i>New work should never pretend to be original work and this should be apparent, at least on close inspection, though new building elements should be constructed with the original technology and original functional purpose of these elements in mind.</i>	The form adopted by the built elements on the site is consistent with the traditional residential typology while being of modern materials and claddings.
(v)	<i>Completely new buildings should never seek to replicate older styles. They should be designed to be in sympathy with older buildings in their vicinity.</i>	As above.
(vi)	<i>When there is a choice, seek to improve the appearance and unity of a streetscape. Where there is a variety of buildings in a street or a row of buildings, features of the immediate neighbours should be taken as the reference point for proposed changes.</i>	<p>The streetscape of Palace Street is demonstrably better as a result of the current works undertaken in planting the boundaries with screening plants and defining the site edges through post and rail fences.</p> <p>The proposed works will improve on this through structural tree planting, and improved screening of the camp sites and internal infrastructure.</p>
15.2.1	15.2.4 The form of new works	
	<i>Building footprints,</i>	The footprint of buildings proposed is small, the Community Building being 6m x 8m with an enveloping verandah of 1.5 metres. The Amenities building is under one roof with the building component is broken up into Male, Female and Accessible units.
	<i>Scale</i>	The proposed buildings are single storey domestically scaled and located in positions removed from direct view from the public domain.

Clause	Control	Compliance
	<i>Massing: roof pitches and forms, window/door shapes and dimensions, façade forms and attachments such as verandas, porches and patios</i>	27° roof pitch with 8° verandah pitch, the amenities roof is 3° Roof form of Hip with layback verandah and skillion are both compatible forms in the HCA. Window proportions of w 1: 2 (width : height) is consistent with the buildings in the HCA. The verandah form is appropriate in the setting.
15.2.5	Materials and Details	Corrugated steel and weatherboard walling is consistent with the HCA. Detailing is simple and traditional
15.2.6	Walls	Weatherboard-like wall cladding externally to the Community Building and horizontal timber screening to the relocatable Toilet/ shower buildings is low visual impact and compatible with the HCA.
15.2.7	Roofs	Hipped roof with layback verandah on the Community Building. The skillion roof over the grouping of Amenities buildings is a unifying element and will be an appropriate fit in the locale.
15.2.8	Windows	Window proportions of w 1: 2 (width : height) is consistent with the buildings in the HCA. The heritage form of the double hung windows and adoption of white powdercoat is an appropriate selection in the setting.
15.2.10	Paint	Walls to the Community Building are finished in Hog Bristle (quarter) that will be a muted beige colour. Windows in white and timber posts in a stained finish
15.2.11	The curtilage <i>Fencing</i>	The post and rail fencing is a traditional rural element and defines the site from the adjacent Hotel defining the Hotel curtilage. While colorbond fencing is generally not appropriate in the Heritage Conservation Area context, it is being introduced on the secondary boundaries and set back from the street front boundary by 10 metres. Colorbond fencing has appeared in the HCA used in residential side boundary fencing.
	<i>Gardens</i>	Landscaping proposed and that which has already been established is vastly improving the setting of the site in the HCA and that of the Royal Hotel.

6.3 Identification of Impacts

6.3.1 Potential impacts arising from the proposed development include:

- Impact of the proposal on the Palace Street streetscape; and
- Impact of the proposal and new work on the Denman Residential Heritage Conservation Area
- Impact on the visual appreciation of the Royal Hotel.

6.3.2 This Statement of Heritage Impact analyses the extent of these potential impacts and the measures taken to mitigate any negative impacts. The impact assessment is based on the articulated heritage significance of the Denman Heritage Conservation Area and the policies and guidelines of the relevant planning instruments.

6.4 Impact of the Proposal on the Palace Street streetscape.

6.4.1 The use of natural materials of the post and rail fencing in combination with the screen planting, when viewed from Palace Street and the Hotel Car Park clearly define the site and provide a hard street edge to Palace Street, continuing the street edge treatment established in the residential area to the north of the site.

- 6.4.2 The presence of van, camper and motor home parking will be well screened from public view through the combination of the 10metre setback and intensive landscaping. The tree planting proposed will provide an enhanced outward appearance of the site.
- 6.4.3 The proposed buildings will have no impact on the streetscape, their being located well within the site and screened from view. Despite this, the buildings have been designed to be compatible in form, materiality and colour with the building stock of the Heritage Conservation Area.

6.5 Impact of the proposal and new work on the Denman Residential Heritage Conservation Area

- 6.5.1 The use of the site as van, camper and motor home parking/ accommodation is a sound use for the vacant site and provides for beautification and a more formal setting adjacent the heritage items of the Denman and Royal Hotels.
- 6.5.2 The site is well located, adjacent the Royal Hotel and for which parking is free for Hotel patrons, keeping the street clear of vans etc., and is readily accessible to Ogilvie Street and the commercial centre of Denman, which should be a good result for the town in general.
- 6.5.3 The presence of van, camper and motor home parking will be well screened from public view through the combination of the 10metre setback and intensive landscaping. The tree planting proposed will provide an enhanced outward appearance of the site.
- 6.5.4 The buildings have been designed to be compatible in form, materiality and colour with the building stock of the Heritage Conservation Area.

6.6 Impact on the visual appreciation of the Royal Hotel.

- 6.6.1 The setting of the Hotel will change from the north, however its landmark qualities and values will be preserved.
- 6.6.2 The Hotel building curtilage will be more clearly defined through the boundary definition of post and rail fencing and shrub and screen planting.
- 6.6.3 Views from the Hotel north will be to landscaping as opposed to a raw open site as illustrated in the images included in this report (Figures 1, 10 and 11).
- 6.6.4 Views to the Royal Hotel from the north of Palace Street will be largely unaffected, its two storey stature remaining a distinct marker within the town along with the Denman Hotel.

7. SUMMARY HERITAGE IMPACT ASSESSMENT

- 7.0.1 The following aspects of the proposal will retain and/or has the potential to enhance and respect the heritage significance the Denman Heritage Conservation Area and the Denman Hotel:
1. The development provides improved street definition through planting and hard landscaping inclusions
 2. The formalisation of the use of the site for the different modes of tourist accommodation will be to the broader benefit of the town, socially and economically.
 3. The currently bare site will be extensively beautified through landscaping. Amenity will be enhanced through the provision of the Camp Kitchen and amenities. The connection to the street via a properly formed driveway and crossover will prevent the current spreading of red earth over the road pavement at the driveway.
 4. Caravan parking in the roadside areas will be reduced.
 5. The facility provides the opportunity of encouraging tourists to remain in Denman longer and use the place as a base for their time spent in the Upper Hunter Region.

- 7.0.2 The following aspect of the proposal could detrimentally impact on the heritage significance of the Denman Residential Heritage Conservation Area and the Royal Hotel, and the means of obviating / minimising the potential impact is provided:

Proximity of the van park in close proximity to adjacent residential allotments may have a negative impact on privacy. For this reason, a greater street front set back of 10 metres has been adopted, with the side boundaries, the north being to an access handle, being 3 metres with extensive screen planting, to reduce the likelihood of acoustic and visual intrusion.

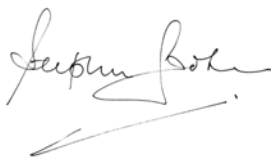
The extent of hardstand is limited to the incoming driveway and circulation loop, the remainder of the site is turfed and planted with permanent buildings occupying a minimum footprint on the site.

Van parking and accommodation is a logical extension of Hotel accommodation, catering for a broad range of vehicle based accommodation, close to the centre of the town.

8. RECOMMENDATIONS AND CONCLUSIONS

The following conclusions are made based on the assessment of impacts:

- 8.0.1 The proposed development has been assessed as having a positive impact on the Palace Street streetscape and better defining and beautifying that streetscape and the Denman Residential Heritage Conservation Area.
- 8.0.2 This report should be read in conjunction with the final Development Application drawings and Statement of Environmental Effects.
- 8.0.3 My final assessment is that the proposed Amenities buildings together with the Community Building and Camp Kitchen do not have a negative impact on the heritage value of the Royal Hotel nor the Heritage Conservation Area and provide a compatible associated hospitality use for the open space around the Hotel.
- 8.0.4 Based on the assessment in this Statement of Heritage Impact, the potential impacts on the Royal Hotel and the Denman Residential Heritage Conservation Area have been mitigated by the design and as such there is no obstacle from a heritage perspective to the proposal being approved.



Stephen Booker
carste STUDIO pty ltd