STATEMENT of HERITAGE IMPACT



Proposed Development to

37 OGILVIE STREET DENMAN NSW 2328 Lot 102, DP 1178581

Demolition of an existing dwelling, shop and detached ancillary structures

Construction of Shop-top Housing & Tourist and Visitor Accommodation

2 August 2023

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1. INTRODUCTION

1.1 Background

This Statement of Heritage Impact was commissioned to accompany a Development Application submission to Muswellbrook Shire Council for new development at 37 Ogilvie Street, Denman, NSW.

The development proposed includes:

- demolition of existing buildings on the site including a weatherboard shop, weatherboard dwelling and metal clad garage
- construction of proposed Shop top Housing (two flats and two retails premises) and Tourist and Visitor Accommodation (7 serviced apartments)

The proposed development is shown on drawings prepared by CAD Design & Draft Pty Ltd, as attached to this Statement in Appendix B.

1.2 Heritage Listings

37 Ogilvie Street, Denman is listed:

- as being located within the Denman Heritage Conservation Area, No C1 in Schedule 5 of the Muswellbrook Local Environmental Plan 2009 (LEP).

Under Clause 5.10 (4) of Part 5 (Miscellaneous Provisions) of the Muswellbrook LEP 2009, Council 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.

1.3 The Site

The subject site to which the Development Application relates currently accommodates a single storey detached dwelling, a single storey shop building and a detached storage shed

The site has its primary frontage to Ogilvie Street on the north side of the site, with a secondary frontage to Paxton Street to the east. To the south and west the property adjoins commercial development currently occupied by Denman Rural (CRT).

The context of the site is a mix of commercial and civic buildings interspersed with single storey detached dwellings along Ogilvie Street, with detached, single storey residential development predominating along Paxton Street, to the rear of the site.

The subject site is formally identified as Lot 102, DP 1178581.

1.4 Authorship

This assessment of potential heritage impact has been prepared by Margaret Skilbeck, Registered Architect NSW No 6144, heritage consultant listed with NSW Office of Environment and Heritage, and principal architect of Architelle, Architecture & Interiors.

The history of Denman is largely taken from Dexter Burkill, *Where the Magnificent Hunter meets the Mighty Goulburn*, http://www.upperhunter.org/denman, viewed 15 June, 2023, and *Denman*, Sydney Morning Herald, February 8, 2004.

2. HISTORICAL BACKGROUND

2.1 History of Denman

The First Inhabitants

Prior to the arrival of Europeans, the area now known as Denman was inhabited by the Wanaruah people, who remained in the area until the 1860s, along with the Kamilaroi who were also present in the region.

European Settlement

Surveyor Henry Dangar camped alongside the Hunter, north-east of the present town site 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.

A private village named Merton emerged on his property. It was isolated but largely self-sufficient. Aside from cattle and sheep, dairying and viticulture were practised. In 1841 the population was recorded at 137.

The present town site developed on government surveyed land on the riverbank opposite Merton. Denman, named in honour of Lord Denman, was gazetted in 1855. 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.

Subsequent flooding of the river continued to push the village west away from the river banks to its present site, which still partly flooded up until 1988 when a levee bank was constructed to protect the town. Significant flood events occurred in 1955 and 1971with shops along the east end of Ogilvie Street reporting water to up to 80 mm above their floor levels.

In 1928 a large fire that started in the movie film projection room of the Town Hall, destroyed all but 2 buildings along the north side of Ogilvie Street (between Paxton & Palace Streets). One of the saved buildings was the Royal Hotel. That section of Ogilvie Street was rebuilt with most of those buildings remaining today.

Over time, the population of Denman has increased with the expansion of open-cut coalmining in the area, the presence of Bayswater Power Station and the proximity of Muswellbrook and Singleton, both larger town centres. The cement factory, once important to the local economy, has now closed down but the town continues to function as a service centre to the dairy farms, vineyards, horse studs and beef cattle studs in the district, along with capitalizing on tourism that is now prolific in the Hunter Valley area.

2.2 37 Ogilvie Street

Following the gazetting of Denman in 1855, Section 13 was purchased by Thomas Hungerford. Section 13 is bounded by Ogilvie, Paxton, Turtle and Virginia Streets and included the portion of land that now constitutes the subject property.

Section 13 was initially subdivided into ten lots. In 1921 Lots 1 and 10 to the east side of Section 13 (along Paxton Street), were purchased by Thomas Purvis. He subsequently subdivided those two lots into 15 smaller lots that established the subdivision pattern that generally remains along Paxton Street today.

In 1929 Isaac Frantz, a farmer from Hollydeen, established a weekly Farmers Union to sell local produce. He first operated from the Wylies Garage premises that were located on the corner of Paxton and Ogilvie Streets. (Muswellbrook Chronicle, 29 Nov 1929). This eventually led to the

Krantz family establishing a produce store, that subsequently expanded and diversified to become Krantz Farmers Services. It operated from the corner store that occupies the subject site.

In 1952, Keith and Georgina Yore bought the business and renamed it Dapkos, using the initials of their children to make up the name. Initially they lived in the dwelling beside the shop, but after about 7 years moved to a larger home in Muswellbrook. (*Georgina Yore*, Mount Pleasant Oral History Project, Rob Tickle, 2004). As the Yore's further expanded the business it moved to larger, modern premises opposite, on the north side of Ogilvie Street. The business continues today in this location, now operating as Denman Rural (CRT).

The shop building on the subject site has not been used for some decades and is now derelict, unsafe and a health hazard.

3. HERITAGE IMPACT ASSESSMENT

3.1 Heritage Significance of the Place

Denman Heritage Conservation Area

The following statement of heritage significance for the Denman Heritage Conservation Area (HCA) is taken from the Muswellbrook Development Control Plan (DCP) 2009, 15.4.1 Denman Heritage Conservation Area:

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. 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.

The stretch of Ogilvie Street between Palace and Paxton streets (the east end of the street) has the greatest integrity, presenting as a continuous strip of shopfronts book ended by the two storey hotel buildings to the east and the bank buildings on the corner of Paxton Street to the west. This east end of Ogilvie Street is the principal retail strip within the town and makes a substantial contribution to the 1920's rural townscape character for which the Denman HCA is significant. Iconic views of Denman generally relate to this portion of Ogilvie Street, which includes a high degree of intact pre-WWII buildings and a consistent historic streetscape character.



Ogilvie Street, looking west along the principal retail strip of Denman, from the corner of Palace Street.



Ogilvie Street, looking east along the principal retail strip of Denman, from the corner of Paxton Street.

The west end of Ogilvie Street, between Paxton Street and the Railway, doesn't share the degree of historic integrity or consistent streetscape character. It was developed later and has undergone significant change over time, including the construction of more contemporary buildings including Denman Rural buildings, Merton Living homes, and the Denman medical facilities, all with varying forms, scale and setbacks from the street.

37 Ogilvie Street

The subject property is located within the west end of Ogilvie Street. It accommodates a shop building and detached single storey dwelling that were both constructed in the Inter-war period.

Although extremely dilapidated, the shop building was originally consistent in form, scale and materiality with characteristic commercial development within the main retail strip of Ogilvie Street.

The dwelling is an unremarkable example of a modest Inter-war dwelling. Similar to the shop, it is consistent in form, scale and materiality to characteristic houses that are interspersed between the commercial buildings in Ogilvie Street.

As such, the contribution of the subject property to the identified significance of the HCA, alhough positive, is limited due to the poor condition of the buildings and their location outside of the principal retail strip of Ogilvie Street.

3.2 Description of the Existing Property

The Shop

The single storey corner shop is built to both street frontages. It is clad in weatherboard and has a gable roof clad in corrugated metal. To the front facade a weatherboard clad parapet reflects the gable form of the roof. Large shop front window openings are provided to the Ogilvie street facade and the front portion of the Paxton Street facade. The original awning, which had a flat roof supported on timber posts, suffered truck damage and was removed some years agao by the prior owner. To the rear a metal clad, gable roof store room extension has been added, with an increased setback from Paxton Street.

The shop building is in an extremely derelict state. Externally, cladding and roofing are beyond repair, and windows are rotted, broken and boarded up. Internally, the floor, walls,



Aerial photograph of the subject site. SIX Maps NSW viewed 20 June 2023.

ceiling and roof framing are also significantly damaged and deteriorated. Large sections of flooring are abscent exposing earth and ground water.



Shop building at the corner of Paxton & Ogilvie Streets



Subject dwelling

The Dwelling

The detached, single fronted, single storey dwelling is clad in weatherboard, has a corrugated metal gabled roof and timber framed windows. The front facade features a metal roofed verandah that is supported on timber posts and is partially enclosed with fibro cladding. The rear service areas of the house have fibro cladding and a low pitch, metal clad, skillion roof. The house is overdue for maintenance and refurbishment and generally doesn't meet contemporary construction or lifestyle expectations.



Rear of the property viewed from Paxton Street

Outbuildings

A corrugated metal clad shed with a metal clad gable roof is located to the rear of the property with doors providing vehicular access direct from Paxton Street, although the doors are inoperable due to the structural failure of the timber framed roof and walls. This building is currently boarded up due to safety concerns.

The Grounds

The small front setback to the dwelling provides a modest front garden area that is fenced with galvanised mesh fencing.

The back yard of the property is utilitarian, consisting of areas of concrete paving with perimeter lawn. It is also fenced with galvanised mesh fencing.

There are no trees located on the property.

3.3 Proposed Works

The main aims of the proposed development are to:

- revitalise the site to enhance the contribution it makes to the streetscape and commercial activity of the town.
- facilitate a commercially viable use of the property
- respect the amenity of neighbouring properties
- respect the heritage significance of the locality

The proposed works include:

- demolition of the existing buildings, including the shop, dwelling and ancillary buildings
- construction of two new retail premises, with a residential flat above each
- construction of Tourist and Visitor Accommodation, including 7 serviced apartments.

3.4 Assessment of Potential Heritage Impact

The following assessment is based on the guidelines set out by the NSW Heritage Office publication 'Statements of Heritage Impact', 2002.

The questions adopted are those applicable to changes within a heritage conservation area.

3.4.1 The following aspects of the proposal respect or enhance the heritage significance of the Heritage Conservation Area for the following reasons:

Heritage Significance

- The heritage significance of the HCA is largely related to the streetscape quality created by the consistent typology, scale and architectural character of traditional development within the commercial district of Denman.

The Proposal

- The front areas of the proposal reinstate the shop front forms that are characteristic of traditional retail premises along Ogilvie Street.
- The new single storey shop fronts have a metal clad gable roof form, weatherboard cladding, parapets to the front facade and verandahs supported on timber posts, to be consistent with the original shop on the site and characteristic of contributory retail development in the street.
- Fenestration in the shop fronts replicates the scale and location of openings in the existing shop building
- Two storey visitor accommodation buildings are set back from the Ogilvie Street frontage to ensure the single storey scale and character of the streetscape is maintained.
- The form and character of the visitor accommodation building is simple and unembellished to be visually recessive. It incorporates a parapeted facade, to reinstate the original building and to be sympathetic with commercial and civic buildings within the HCA.
- New windows and doors are designed with proportions to complement the scale and character of contributory buildings in the area.
- The external colour scheme is to be light in tone and neutral in colour, to be sympathetic with the traditional palette of colours utilised in the Denman HCA.

Landscaping

- Proposed refurbishment of the landscaping on the site will enhance the contribution the property makes to the landscape setting of the HCA.
- The proposal includes the addition of new street trees to the Paxton Street verge, which will enhance the landscape setting of the Conservation Area. These new trees will extend the existing avenue of street trees from further along Paxton Street up to the Ogilvie Street intersection. The trees will also assist to screen and soften the built form of the proposed new visitor accommodation building
- The existing landscape character of the Ogilvie Street retail strip is characterised by modest garden areas, pathways and driveways provided between the retail buildings and the occasional residence. The landscaped spaces and pathways proposed to be provided between the buildings on the subject site are consistent with this pattern of development, so will reinforce the integrity of the Ogilvie Street streetscape.

Denman Style Guide

The proposal has been designed with reference to the Denman Style Guide as follows:

Materials Use of timber and light colour palettes commonly found within Denman's

architecture (such as white or yellow) has been incorporated.

Roof Form A clearly defined gable roof with corrugated metal cladding, combined with

stepped parapets, has been implemented on the front of the retail premises, as is commonly found on retail and commercial premises in Denman. Expressed flat or skillion roofs have been avoided. Characteristic parapets have been employed

to screen the flat roofs on the rear accommodation buildings.

Awnings Awnings and verandahs are proposed to be utilized over walkways and external

storage to help rationalise larger built forms, and create refuge to visitors. The street front verandah is to be reinstated with its original wide post spacing and unembellished form. The addition of uncharacteristic balustrades, screens or

fretwork has been avoided.

Frontage The original large format shop windows are to be reinstated in the retail premises,

to create open and inviting facades at ground level. Stepped and angular parapets, as commonly found in Ogilvie Street, are to be incorporated on the

street facades to create a congruent visual form.

The Paxton Street facade, although having a wider expanse, is articulated and broken up with recesses, windows with complementary proportions, and varying materials and colours which together reduce visual bulk and provide appropriate

scale and visual interest along this secondary frontage.

Decoration Decorative elements on the proposed buildings are minimal, to be consistent with

the Denman township character.

Signage Although signage is not part of this application, there is scope on the buildings as

proposed to provide clear, simple, legible signage elements that are consistent

with signage in the Denman retail precinct.

Scale & The proposal includes inviting pedestrian scale entrances to the retail premises

and between the retail buildings through to the accommodation at the rear

3.4.2 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:

Demolition

Proportion

Demolition of buildings within a Conservation Area can result in a loss of consistency of the character of the area.

Demolition of the dilapidated buildings currently on the site is required to facilitate the construction of new buildings with contemporary layout, services and construction standards, which will allow the site to become commercially viable. The dwelling and outbuilding proposed to be demolished are unremarkable, so make a limited contribution to the identified significance of the place. The shop building is so dilapidated that it is not feasible to retain and make good. The proposed demolition, and subsequent replacement with new buildings that have appropriately designed form, architectural character and materiality, will result in no adverse impact on the identified significance of the place.

Contemporary Buildings

Contemporary buildings have the potential to have an intrusive impact on the consistent materials and forms that collectively give a Conservation Area its character. However, measures have been taken to ensure the proposed new work incorporates materials and form that are

sympathetic with the existing shop building and are characteristic of contributory buildings in the locality, so there will be no detrimental impact.

The new work to the front of the site substantially re-instates the existing shop building, and adds another similar shop beside. The pair of shops will reinforce the character of the Ogilvie Street as a continuous strip of small scale retail shops, extending this important aspect of the character of the place through to the west side of Paxton Street.

The new apartment buildings to the rear have been designed with a simple form and a low pitch metal roof. New windows have a scale and proportions that are sympathetic to contributory buildings in the conservation area. Selected materials are also consistent with contributory buildings in the area. While the new work will be clearly legible as a contemporary addition, overtly bold or intrusive contemporary architectural elements have been avoided to ensure the new work is visually recessive.

Two Storey Development

Two storey development within a streetscape that predominantly features single storey buildings can dominate and erode the character of the area. While the buildings along Ogilvie Street are generally single storey, the scale of development within the west end of the street is more substantial and higher due to the wider footprints of the buildings, including Denman Rural and the IGA supermarket opposite, and the medical centre buildings further to the west. Within this context, the two storey development proposed is not as intrusive as it might be if it were located within the principal retail strip to the east.

Measures have been taken to ensure the proposed two storey development respects the scale and character of the immediate context, as follows:

- The two storey portion of the development is located with a substantial setback from Ogilvie Street to ensure the proposal presents to the principal street frontage with a single storey scale.
- Although two storey, the height of the proposed development is commensurate with the height of existing commercial and civic development in the immediate vicinity
- Measures taken to ensure the height of the proposed two storey buildings are minimal include:
 - The ceiling heights in the proposed flats and serviced apartments are minimal as required to comply with the NCC.
 - The new rear roof has a minimum pitch
- The rear two storey building has a scale, proportions, form and materials that are unobtrusive and respect the scale and materiality of surrounding development
- The building is articulated with a stepped form and varied materials and colours to reduce visual bulk

The two storey portion of the proposal is located to the rear and is modest in height and scale to ensure there will be no adverse impact on the scale and character of the Denman HCA.

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

The proposed design is the result of input in heritage terms by the applicant's heritage consultant and advice from Council's heritage advisor, including the following email from Council, 11 November 2022:

Recapping on 37 Ogilvie St, Denman, I continue to advise that the former corner shop marked on the site plan as 'Old Weatherboard Building Krantz Produce' should be retained. If damage to this timber building is excessive, then it should be reconstructed to matching detail, carefully noting the profiles of doors and windows, and reconstruction of the front verandah offset a bit more from the road alignment.

I would support two-storey development behind the retained building along Paxton Street. The Ogilvie Street front age should be a single storey. I would support a first floor

constructed over the proposed parking along the western boundary. I anticipate that the proposed floorspace could be achieved in terms of quantity but not placement.

Some modifications to setbacks, height, materials, form and window details have been incorporated as suggested to arrive at an outcome that would allow for the reasonable development of the property with no adverse impact on the integrity of the streetscape and wider conservation area, including the following:

- The existing shop is to be substantially reinstated in its original form
- Two storey visitor accommodation and flat development has been confined to the rear of the property, maintaining a single storey frontage to Ogilvie Street
- The form and character of the flats and accommodation building has been simplified to be visually recessive and to be more consistent with the prevailing character of Denman, as outlined in Council's *Denman Tourist & Recreation Park Style Guide*

Further alternatives to those already investigated are not warranted and the current application represents an appropriate form of development for this location.

3.4.4 Demolition of a building or structure

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

The existing shop building is in extremely poor condition. (Refer to Structural Building Report prepared by DRB Consulting Engineers). Its retention would necessitate substantial replacement of the original building fabric. It would also require significant rectification works to make the building safe and to comply with contemporary building standards.

Allowing the reconstruction of the shop would have a similar visual result in the streetscape, while simultaneously allowing the building to be upgraded to comply with contemporary building and amenity standards. This will ensure the building will be commercially viable, to encourage its ongoing maintenance and that the positive contribution it makes to the HCA can continue into the future.

Dwelling

Other dwellings within Ogilvie Street have been adapted for use as retail premises, however these are all larger premises with double frontages, and are in a more central location, which makes adaptive re-use more viable.

The dwelling on the subject site is in poor repair and would require substantial funds to it bring up to contemporary, commercial building standards. Its position and footprint on the site would preclude reasonable development of the remainder of the site to produce a commercially viable proposal. It is an unremarkable building that makes a limited contribution to the character of the streetscape, so its retention is not considered to be warranted in relation to the level of significance it has. Its replacement with a purpose built shop that will reinforce the integrity of the Denman retail precinct character, while providing a commercially viable development, will facilitate the refurbishment of the site including the reconstruction of the more significant corner store building.

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

The most significant elements on the site are related to the former Frantz Farmers Services corner shop building. This building is to be retained in its current location on the site and reconstructed, replicating significant elements such as facade parapet details, window openings, trim profiles and verandahs.

It is recommended that the Krantz Produce Store plaque that has been mounted on the front facade of the shop, beside the entrance door (photo right), is retained and reinstated on the new shop.

Has the advice of a heritage consultant been sought? The advice of the author of this Statement has been sought throughout the design process, along with intermittent consultation with Muswellbrook Shire Council's heritage advisor.

Have the consultant's recommendations been implemented? If not, why not?

The proposal has evolved, taking into account the heritage front facade of shop beside the advice received, including the following:

- The two storey flats and serviced apartment development, previously proposed over the front of the shops with no setback from Ogilvie Street, has been reduced in scope and given a front setback to allow the original form and scale of the shop to continue to be legible

KRANTZ

PRODUCE STORE

UNTIL 1952

Krantz Store Plague, mounted on

entrance

- The existing shop building is to be reinstated in its original form, with a separate shop of similar scale now proposed on the west side of the site. Previous iterations proposed a single, wider shop building across the full width of the site, which had a wider, higher proportions that were inconsistent with traditional retail buildings within the main retail strip of Denman
- The form and character of the proposed flats and visitor accommodation building has been simplified to be visually recessive and to be more sympathetic with the prevailing character of Denman.

Other recommendations to be carried out include the following:

- a thorough archival recording of the existing buildings on the subject site should be carried out prior to demolition, to provide a record of the history of the site, and to facilitate the reconstruction of the shop building to its original form and detail.
- the 'Krantz Produce Store' plaque that is currently mounted on the front facade of the shop, should be retained and reinstated on the replacement building.

4. MUSWELLBROOK DEVELOPMENT CONTROL PLAN 2009 **Section 15 Heritage Conservation**

Muswellbrook Development Control Plan 2009 (DCP) acknowledges that the best way to conserve built heritage is to maintain a viable use for it. There is no viable use for the dilapidated buildings on the subject site, which ultimately leads to further deterioration, resulting in the erosion of the heritage value of the Denman Conservation Area. It has become necessary to make changes on the site in order to facilitate a viable use. A sensitive upgrade that promotes compatible use of the site will in turn enhance the viability and character of the HCA as a whole.

The proposal is consistent with the Controls for Heritage Conservation Areas as outlined in the DCP as follows:

15.2.2 General Design Rules

(i) All features of significance should be conserved or re-instated.

The feature that makes the greatest contribution to the historic streetscape of Ogilivie Street is the corner shop building. This building is proposed to be reinstated, replicating theoriginal roof form, parapeted facade, materials, window details and awning.

(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.

The current condition of the buildings on the subject site is such that it is not feasible to retain existing fabric. It is recommended that a thorough archival recording of the existing buildings is carried out prior to demolition, so that the shop can be reconstructed to matching detail. The front awning has already been lost, however there are old photographs available to inform its reconstruction.

(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.

The new, second retail premises has been designed to be consistent with the form, scale and materiality of the existing shop building and other retails buildings along Ogilvie Street, to reinforce the traditional character of the streetscape.

The visitor accommodation and shop-top flats also make use of use of sympathetic materials, proportions and detailing (such as parapeted facades).

(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.

The shop buildings are to be constructed to contemporary construction standards, using current technology, methods and building materials. The buildings will be legible as contemporary on close inspection, however the traditional form, cladding, fenestration, trim profiles and architectural detailing will replicate the original building to ensure a traditional appearance is maintained.

(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.

Where new uses are introduced (visitor accommodation and shop-top flats), the buildings take a respectful but distinctly different form that does not seek to copy the shop topology, to ensure legibility between original and new building types.

(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.

The proposal seeks to improve the unity of Ogilvie Street by reinforcing and extending the character of the retail precinct to the west of Paxton Street. The retention (reconstruction) of the existing contributory corner shop building and addition of a second retail premises of similar scale and form will reinforce the integrity of the streetscape.

5. CONCLUSION

The proposed works are acceptable in terms of their potential impact on the identified heritage significance of the Denman Heritage Conservation Area.

The new single storey retail premises, that replicate the original corner shop building, will make a substantial contribution to the integrity of the streetscape of Ogilvie Street. The shops-top flats and visitor accommodation to the rear will have no adverse effect on the scale and character of the HCA. The new work has been designed with appropriate scale, form and character to be sympathetic to the conservation area and contributory buildings in the vicinity, so will have no detrimental impact on the identified heritage significance of the place.

The changes are compatible with reasonable expectations of contemporary use of the property as a viable commercial development. Having regard to the above assessment, the heritage aspects of this application are worthy of approval.

Statement prepared by: Margaret Skilbeck

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APPENDIX A

Photographic Report

Town Map of Denman 1911

Denman Heritage Conservation Area Map

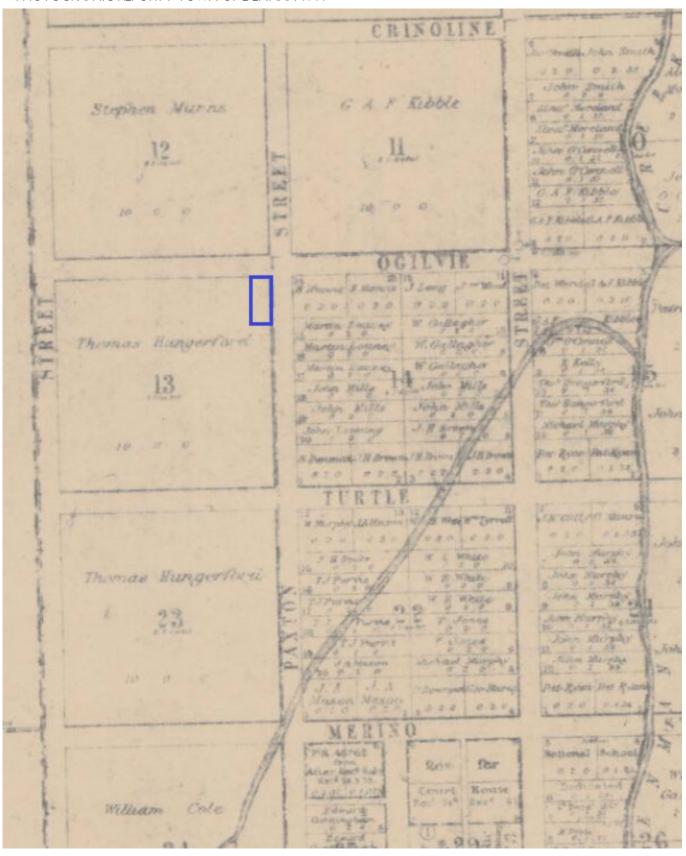
Aerial Photograph

Streetscape

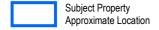
Shop Building - Interior

Dwelling - Interior

PHOTOGRAPHIC REPORT: TOWN OF DENMAN 1911



Map of the Town of Denman and Suburban Lands, 1911. Source: NLA



37 OGILVIE STREET, DENMAN

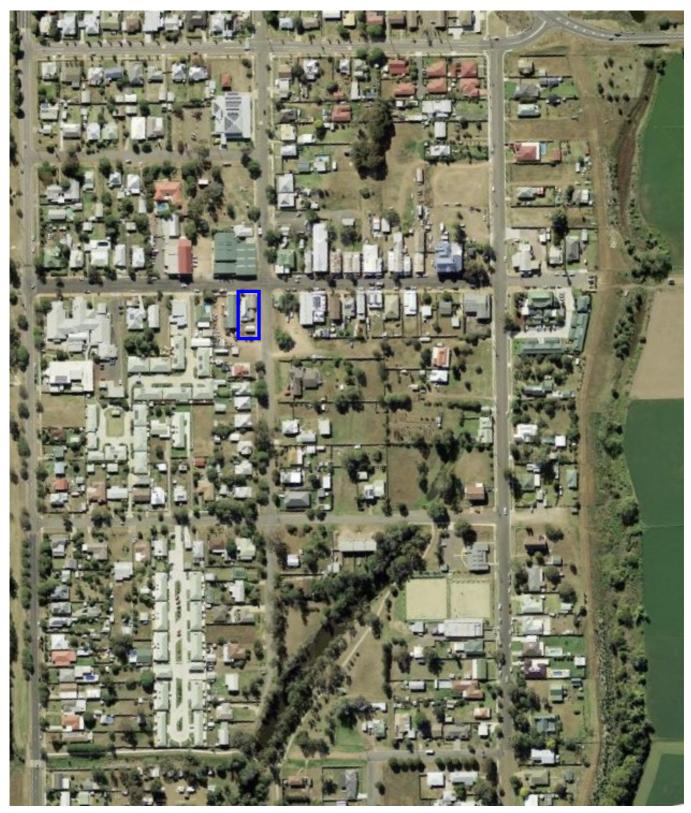


Denman Heritage Conservation Area, Heritage Map 05AB, Muswellbrook LEP 2009



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12 Denison Street, Hornsby NSW 2077 (02) 9477 3092 PHOTOGRAPHIC REPORT: AERIAL PHOTOGRAPH



Denman, Aerial photograph, SIX Maps NSW, viewed 19 June 2023





37 OGILVIE STREET, DENMAN

PHOTOGRAPHIC REPORT: STREETSCAPE



Ogilvie Street, looking west from the corner of Paxton Street, The subject property can be seen on the left.



Ogilvie Street, looking east, towards the corner of Paxton Street.



Paxton Street, looking north, towards the corner of Ogilvie Street. The subject property can be seen on the left.



Paxton Street, looking south, towards the corner of Ogilvie Street. The subject property can be seen in the distance, on the right

PHOTOGRAPHIC REPORT: ISHOP BUILDING - INTERIORS



Front of the shop



Front corner of the shop



Timber floors are extremely deteriorated throughout



Internal fibro wall & ceiling lining throughout the shop, likely to be asbestos, is damaged in many locations.



Looking towards the rear of the shop building



Structural timber framing in the unlined rear extension is damaged from termite attack



Timber framed windows are deteriorated throughout, including this rotten east side window sill.

ARCHITELLE

Architecture & Interiors

12 Denison Street, Hornsby NSW 2077 (02) 9477 3092 PHOTOGRAPHIC REPORT: DWELLING - INTERIORS



Living Room, looking through to the kitchen



Looking from the living room towards the front door



Kitchen, looking through to the living room



Kitchen looking through to rear lean-to



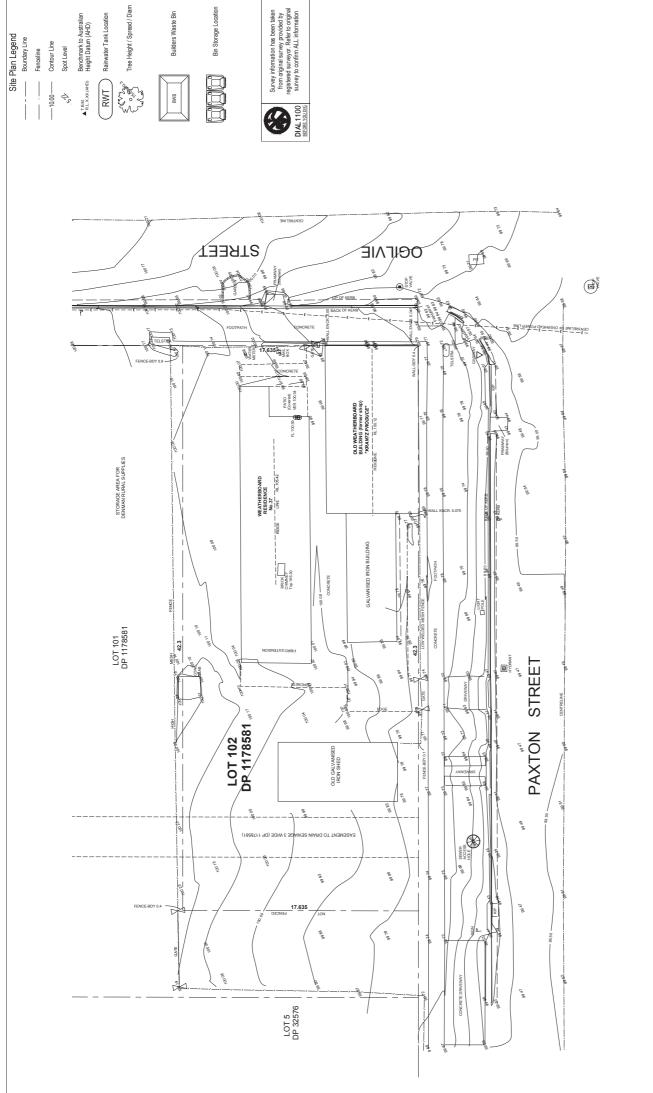
Rear lean-to with laundry & bathroom facilities



Bathroom in the rear lean-to

APPENDIX B

Development Drawings



Bin Storage Location

Builders Waste Bin

Site Analysis Plan

Scale 1:200



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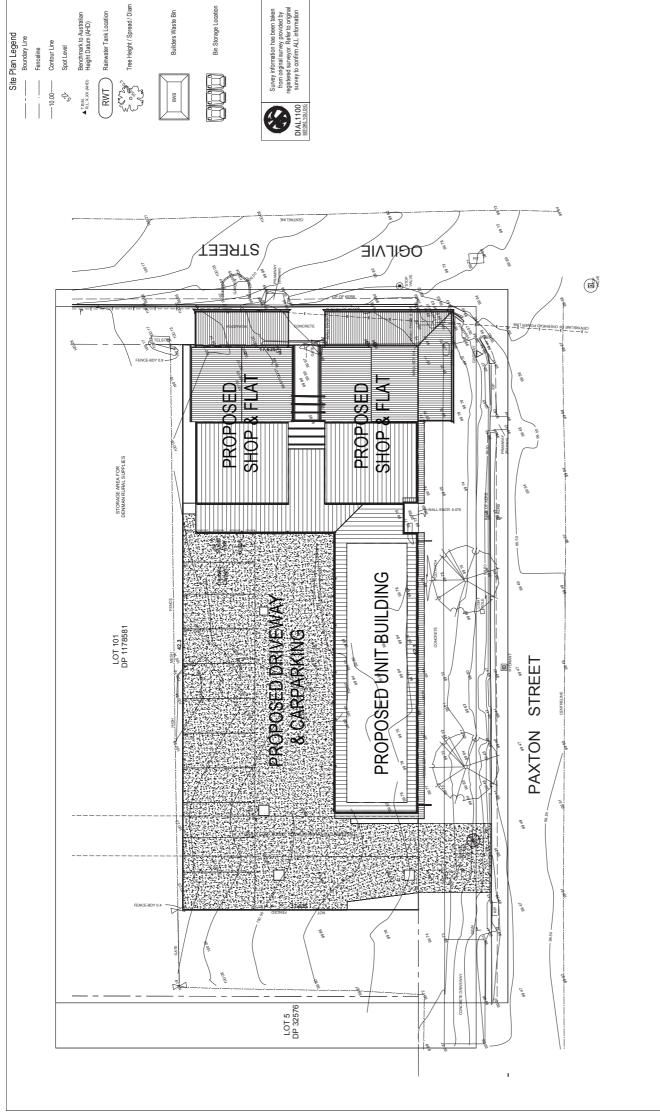
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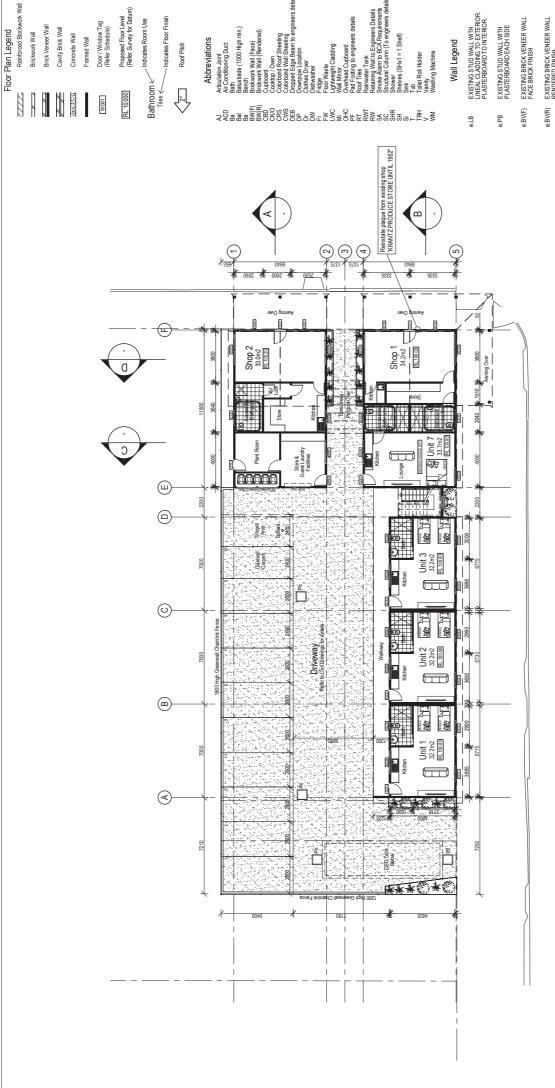
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Ground Floor Plan

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(Refer Schedule)	Bathroom / Indicates Room Use	Roof Pitch Abbreviations	A) Articulation Joint ACD Air Conditioning Duct Ba Bath Bal Baustade (1000 Hoh min.)	 CK/O Cooktop / Oven CRS Colorbond Roof Sheeting CWS Colorbond Wall Sheeting DEB Dropped Edge Beam to engineers details		0	<i>-</i>		Sink Sink - I Sheri) I Tith Tith	₽	₽	Wall Legend	e.lb existing stud wall with Lineal cladding to exterior. PLASTERBOARD TO INTERIOR.
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NEW STUD WALL WITH LINEAL CLADDING TO EXTERIOR. PLASTERBOARD TO INTERIOR. NEW STUD WALL WITH PLASTERBOARD EACH SIDE N.PB N.LB

FLOOR AREA CALCULATIONS
SITE AREA
SIOF 2
SIOF 2
SIOF 322 m²
SIOP 2
SIOF 322 m²
SIOP 337 m²
SIOP 337 m²
SIOP 337 m²
SIOP 337 m²

372.9 m²

FLAT 1 FLAT 2

NEW BRICK VENEER WALL FACE BRICK FINISH N.BV(F)

NEW BRICK VENEER WALL RENDERED FINISH W.BV(R)

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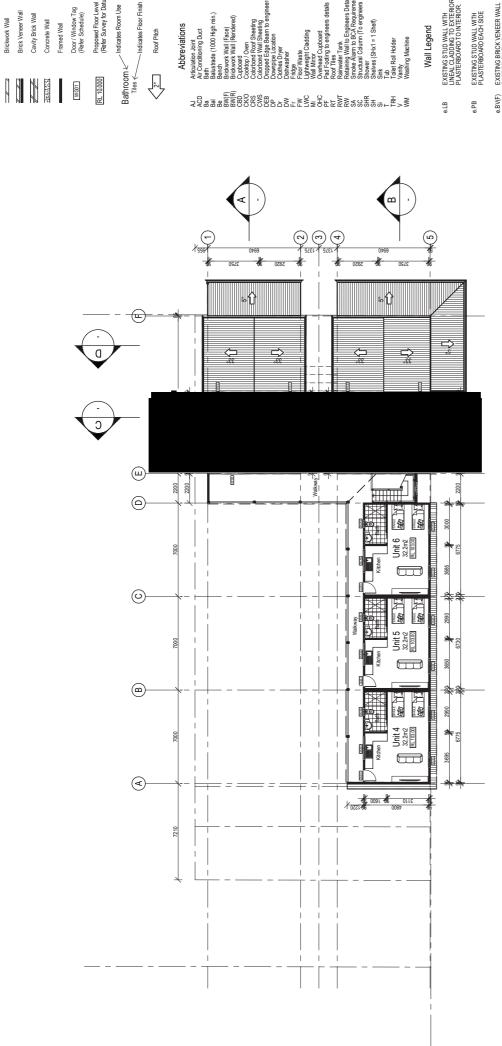
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Ground Floor Plan

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First Floor Plan

SCALE 1:200

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RL 10.000 Proposed Floor Level (Refer Survey for Datum)	Bathroom ∠ Indicates Room Use Tiles ← Indicates Fron Finish	Roof Pitch	Abbreviations Artualation Joint Bart Conditioning Duct Conditioning Duct Conditioning Duct Conditioning Duct Distributed Duct Distri
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Reinforced Blockwork Wall

Floor Plan Legend

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NEW STUD WALL WITH LINEAL CLADDING TO EXTERIOR. PLASTERBOARD TO INTERIOR. N.LB

NEW STUD WALL WITH PLASTERBOARD EACH SIDE N.PB

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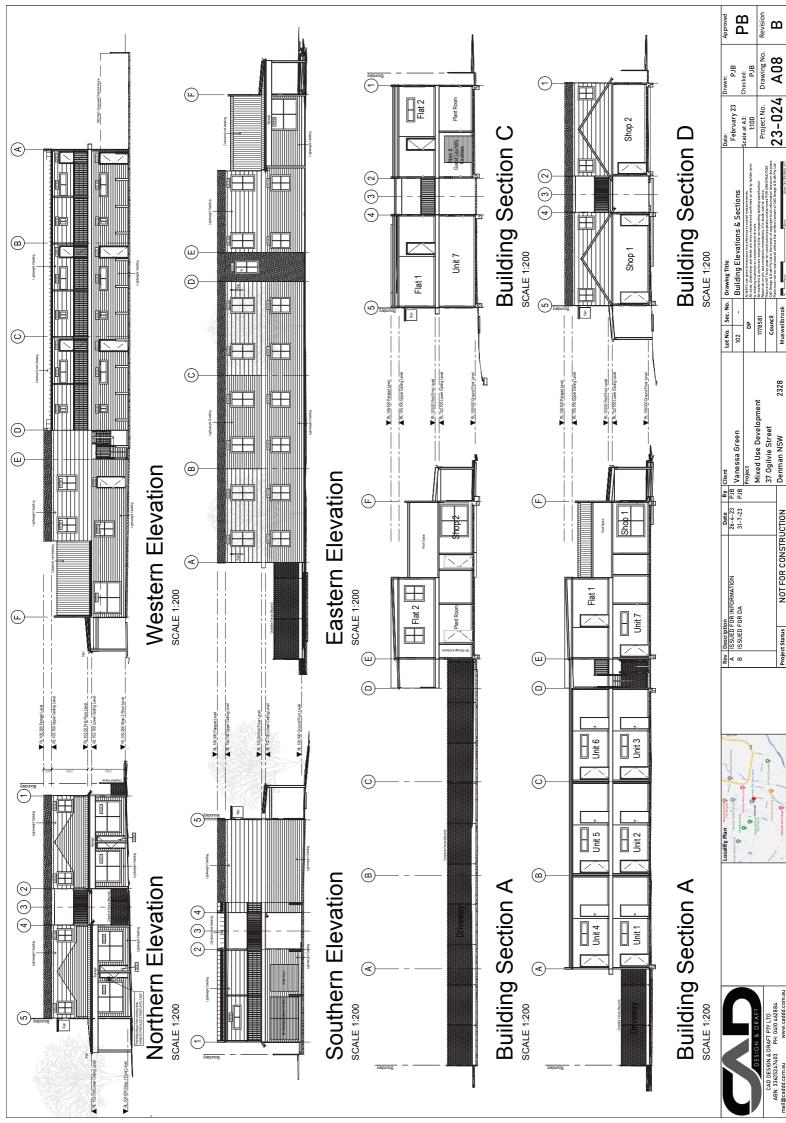
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