

Statement of Heritage Impact

Heritage Significance: Subject site contains
heritage significant items.

RESTORATION OF EXISTING DWELLING, SERVANTS' QUARTERS AND STABLES

Lot 164 DP 635272
(No. 90) Wiltons Lane
KAYUGA

Prepared For:
MACH Energy

SEPTEMBER 2023

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1.0 INTRODUCTION

1.1 The Development

The proposed development listed below is based on the recommendations provided in the Negoa Homestead (MP41) Conservation Management Plan (CMP) prepared by Extent Heritage (July 2021) for MACH Energy.

The development proposal relates to the restoration of the former Negoa Homestead and associated structures site at (No. 90) Wiltons Lane, Kayuga. The proposed demolition, repairs and upgrades of these existing building will ensure the buildings longevity and continuous historical viability and use.

The proposed development involves:

Stage 1

- Structural Stabilisation and Emergency Repairs

Stage 2

- Demolition of 1950s Kitchen and Works to 1845 Brickwork Homestead and 1850-60s Sandstone Addition
- Demolition of carport
- Construction of awning to part north, south and eastern elevation to protect openings in the 1845 building

Stage 3

- Internal restoration to 1845 Brickwork homestead and 1850-60's Sandstone Addition
- Installation of kitchen

Stage 4

- Construction of new carport and installation of rainwater tank

Stage 5

- Servants' Quarters restoration

Stage 6

- Stables

This assessment has been prepared with the intention of restoring the buildings to enable their preservation. High importance has been placed on preserving as much as the heritage significance of the building as possible.

The design plans for the renovations have been prepared with advice from the Heritage Consultant. Every effort has been made to ensure the heritage integrity of the buildings are not compromised. Reference should be made to the plans for all works to be undertaken.

This Heritage Impact Statement has been prepared by Karen Jurd, Heritage Consultant, Complete Planning Solutions, registered with NSW Office of Environment & Heritage, Heritage Consultants – Heritage Advice, Studies and Management.

1.2 Scope of Works

The proposed development involves alterations and additions to Negoa Homestead, restoration of former servants' quarters and stables as well as construction of a detached carport. In accordance with the recommendations of the CMP all works to the heritage significant items should: give preference to retaining original brickwork in situ; maintain the exposed brickwork; and do not paint or render the exterior bricks.

The proposed works involves:

1.2.1 Stage 1 – Structural Stabilisation

It is proposed to:

- Structural Stabilisation to existing homestead
- Western wall to c.1845 Brickwork homestead and c.1850-60's Sandstone addition.
- Basement works to floor above.
- Inspection and replacement of any defect roofing members to c.1845 Brickwork homestead and c.1850-60's Sandstone addition.
- Completion of sandstone paving on top of concrete slab to the south of the c.1845 Brickwork homestead.
- Protection from weather egress to basement from subterranean opening to the south side.
- Replacement of roof sheeting as required to c.1845 Brickwork homestead and c.1850-60's sandstone addition.

1.2.2 Stage 2 – Demolition and Restoration Works – External

- Removal of 1950s carport to the north, including associated columns and paving
- Removal of 1950s additions to the east, including kitchen and laundry
- Assessment of existing external brick work and replace with new to match dimension and colour if required.
- Assessment of existing external sandstone blockwork and replace with new to match dimension and colour if required.
- Restoration and repair to all external windows and doors and shutters, reimplementation of shutters to external face of windows. Replace windows with like for like where required.
- Construction of awning to part north, south and eastern elevations – fixed to existing verandah mounts. If no mounts are available minimal fixing to be use.
- Awning flashing is to have concealed fixings above the soffit line of the 1845 building.
- Continuation of existing concrete plinth with sandstone block paving to awning extent.
- Care should be taken for works not to impact on existing cellar area.

1.2.3 Stage 3 – Restoration Works – Internal

- Assessment of existing timber flooring within the c.1845 Brickwork homestead and c.1850-60's Sandstone addition preservation and replacement.
- Assessment of existing internal brick work and replace with new to match dimension and colour if required.
- Assessment of existing internal sandstone blockwork and replace with new to match dimension and colour if required.
- Assessment of internal wall linings with the c. 1845 brickwork homestead and c.1850-60's Sandstone addition preservation and replacement.
- Assessment of internal ceiling linings with the c. 1845 brickwork homestead and c.1850-60's Sandstone addition preservation and replacement.

- Assessment and reinstatement of guttering to the 1845 Brickwork homestead where the carport awning is removed.

1.2.4 Stage 4 – Construct New Carport

- Construction of new carport and associated rainwater tank

1.2.5 Stage 5 – Servants' Quarters Restoration

- Restoration and remedial work to existing brickwork.
- Restoration and remedial work to existing floor members.
- Restoration and remedial work to existing timber
- Restoration and remedial work to existing roof structure
- Installation of new guttering and downpipes

1.2.6 Stage 6 – Stables

- Replace with a new CGI uncoloured sheeting.
- Patch repair as required.

1.3 Existing Structures

The following photographs detail the existing structures which form the proposed development.

Existing Dwelling





Servants' Quarters



Stables



2.0 HERITAGE OF BUILDINGS

Through new policies of the British Government, wealthy settlers received large land grants in return for taking convict workers into their employ. In 1825 William Cox and his son and namesake acquired 8,000 acres which formed Negoa. William Cox of Negoa had 19 convicts assigned to him under the Invermein (Scone).

These early settlers began to exploit local hardwood forests and sandstone to build slab huts, sheds and stone houses. Unfortunately, very few of these early buildings have survived. Except for high quality, well-preserved second-generation homesteads such as Negoa.

In this early period, wool was the most important economic activity, although small-scale agriculture also began to impact on the river lands as the settlers attempted to be self-sufficient. Attempts were made at growing wheat, tobacco, sugar and grapes.

By 1830, all the alluvial lands had been alienated with severe consequences for Aborigines. By the 1860's the 'Maitland Mercury' reported that the last Aboriginal in the Muswellbrook district had died. All this happened in a period of about 40 years.

In 1867 Mr Edgar of Kayuga opened a coalmine on the Negoa Estate, however the exact location of the mine is not known.

The Negoa homestead is considered to be a complex site that has development since the beginning of European settlement of the Hunter Valley. The following table forms a timeline for the Negoa homestead and development.

Table 1: Negoa homestead and development timeline

Year	Description
1828 Census	possibility 21 persons living on the station. As some of these residents would have been shepherds, they would have lived in huts away from the main homestead.
1841 Census	21 persons lived at the station and the homestead was constructed of wood, finished and inhabited
1845	Plans commenced to erect a brick cottage on the site. Tenders were called for a Victorian Georgian styled building. Constructed of brick. Bricks have been laid in Flemish bond. A skilled bricklayer is required to lay Flemish bond bricks.
1864	Homestead was completed with 10 rooms, kitchen, laundry, stores, stables and woolshed
1889	Plan shows homestead, house, two huts, stables and shed
1891	Deceased estate file for John Hobart Cox lists a drawing room, dining room, sitting room, 5 bedrooms, servants' room, office, kitchen and bachelor's quarters
1952	The property was advertised for sale. The description was <i>"there was a homestead of stone and brick containing eight rooms, kitchen, bathroom, pantry, large veranda and underground cellar. There was a detached man's room and lumber-room of brick, machinery shed, horse stalls plus several other sheds and buildings."</i>
Post 1952	Alterations and additions to the north and the south of the existing building. Construction of carport, two (2) staircases and concrete slab with partial sandstone pavers.
Date unknown	Removal of veranda along the south side which most likely continued along the east side of the building.

Photo 1 details the homestead as constructed in 1860.

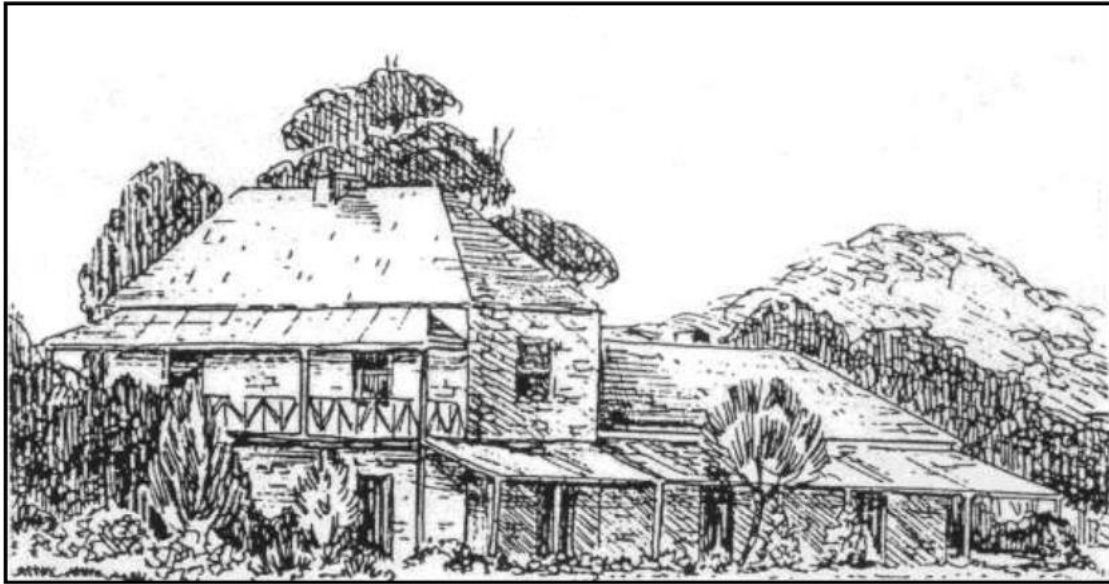


Photo 1: Drawing of homestead by Albert Cox in 1860

Photo 2 details the homestead in more recent times with the verandas being removed.



Photo 2: Part of brick 1845 homestead with later sandstone extension on left.
The awnings have been removed

2.1 Physical Description

Negoa demonstrates influences of colonial Georgian and Victorian Georgian styles, with symmetrical facades of exposed brick and sandstone. The existing dwelling structure comprises of three (3) stages of development.

Stage 1

Circa 1845, the original brick homestead was constructed with a south-facing aspect.

Stage 2

The sandstone addition to the west was constructed in the 1850s-60s.

Stage 3

In the 1950s additions were a single-storey structure with corrugated metal skillion roof. Its eastern part served as a kitchen with the northern part including a bathroom, a toilet and smaller room.

The servants' quarters and stable would have been constructed between 1845 and 1860.

The servants' quarters is a brick and timber rectilinear structure, located to the north of the main homestead. The building consists of a toilet and room to the brick part of the building and a timber and glass addition to the east which appears to have served as a conservatory.

2.2 Integrity/Intactness

Dwelling

The 1845 brick section of the dwelling is in generally good condition.

The cellar area has undergone some stabilisation works and is now considered to be in a good condition.

The 1850s-60s sandstone addition has had its verandah to the western and southern ends removed with a balcony over the western end verandah.

Subterranean footings to the south-east corner of the sandstone addition show sufficient subsidence resulting in damage to internal linings and sandstone blockwork.

Interior design elements such as original fire places, ceilings and flooring are of fair condition and should be preserved.

Servants' Quarters

The building formally known as the servants' quarters is in poor condition. Minor repairs have been conducted on the building. These repairs include new roof sheeting and cement-based repair work which is holding the brickwork in place. The cement repair work is detrimental to the structural integrity of the building and where possible the cement should be replaced with a sacrificial mortar.

Stables

The stables are in poor condition with significant damage to timber roof shingles and supporting battens.

While some modifications have occurred over the lifespan of Negroa Homestead the building has retained its integrity value. The repairs outlined within 1.2 Scope of Works of this Statement are required to ensure the preservation and longevity of the buildings.

3.0 ASSESSEMENT OF SIGNIFICANCE

The particular level of significance is determined by the application of the standard Evaluation Criteria established by the NSW Heritage Branch. The Evaluation Criteria include the considerations Historic Significance, Historical Association, Aesthetic Significance, Social, Cultural and Spiritual, Research Potential, Rare and Representative Significance.

The Evaluation Criteria can be used to ensure the integrity of the physical qualities of the area.

The subject site does contain an item of heritage significance. The proposed development is the restoration of a heritage significant building. The proposed development involves the restoration of three heritage significant buildings and will not detract from the contributory significance or archaeological value of heritage items within the area.

3.1 Assessing Significance

There are seven (7) criteria used in NSW to establish heritage significance. These criteria are:

- a. Historic significance
- b. Historical association
- c. Aesthetic
- d. Social, cultural and spiritual
- e. Research potential
- f. Rare
- g. Representative

Negoa Homestead meets the following criteria in relation to cultural significance:

3.1.1 Historic Significance

Negoa Homestead assumes heritage significance as it contributes to recording rural growth in the late 1800s. The building's prestige details the importance of Muswellbrook as a major agricultural area during this time.

3.1.2 Aesthetic Significance

A fine example of colonial Georgian and Victorian Georgian style large scale house in Muswellbrook. The house, servants' quarters and stables make strong contribution to rural history in Muswellbrook.

3.1.3 Representative Assessment

This house has representative value. The building represents an era of wealth and prosperity for Muswellbrook. In the 1800s Muswellbrook provided a sense of vitality and diversity, incorporating agricultural developments of grandeur. Negoa Homestead contributes to the heritage of these times.

4.0 PREVIOUS RESTORATION WORKS

As a result of years of neglect, the Owners have made urgent repairs works to ensure the buildings do not fall into disrepair.

These repairs have included:

- Repairs to stone section, two story area;
- Removal and replacement of all white ant eaten damaged timber and beams throughout the building;
- Demolish and replace timber stairs due to white ant damage;
- Rewires election and line with plasterboard, paint and seal;
- Repairs to out buildings, provide galvanized iron roof to protect existing timbers from the elements;
- Replace existing doors which have rot and weather damage to sandstone area of the dwelling;
- Repairs to all box frame windows;
- Removal all sandstone blocks to the western side of verandah of the building. Relay and grout. Construction of timber verandah around this area to protect building from the elements;
- Provide new safe access to existing cellar via timber stairs with handrails in lounge room;
- Re-lay verandah on southern side to protect fragile sandstone bricks cellar void and provide lighting to this area;
- Replace old zinc roof over the new bathroom section of building due to rusted sheets;
- Provide a new verandah to southern and western side verandah;
- Make repairs to slab stables, lifting rotten timber and replacing damaged boards;
- Backfilling the cement pool in the backyard;
- Removal of fallen trees;
- Removal of vegetation around the yard;
- Replacement of dilapidated ceilings and termite-infested walls from two upstairs rooms and one downstairs room;
- Replacement of timber mantelpieces in upstairs rooms;
- Removal of plaster cladding from stone chimney breasts in one room, and two rooms, upstairs, and repointing of chimney stone;
- Internal painting of room 5 stairs and walls, and ceiling and fireplaces in upstairs rooms;
- Removal of operable external shutters for restoration and reinstatement; and
- Completion of roof waterproofing works to address leaks.

Without these repairs being undertaken the buildings would have been more deteriorated than they are today.

5.0 RESTORATION OF BUILDINGS

A site inspection was held on 3 March 2023. Representatives of MACH Energy, Mr Sandy Lettice and Richard Ali, Mr Ben Maclucas – Xarbe Design and Karen Jurd – Complete Planning Solutions were in attendance. Discussion concentrated on the restoration of the building and best solutions for retaining the heritage significance of the building. The main focus of the meeting was the restoration of the homestead, servant's quarters and stables.

The buildings have varying degrees of damage/dilapidation which have been caused by years of neglect. To this end some urgent repairs works have been made (refer to section 4.0 for further details).

Every effort is being made to retain the heritage character of the building. Many of the design features that are remaining are to be incorporated in the proposed development. The proposed development is to occur within the existing footprint of the buildings.

The design plans for the alterations and additions have been prepared with advice from the Heritage Consultant. Every effort has been made to ensure the heritage integrity of the buildings are not compromised.

The dwelling is to be restored removing a portion of the 1950s additions. These additions are being removed as they are not considered to have heritage significance and are detrimental to the heritage significant item. There is to be no removal of any design elements of heritage significance.

It is proposed to reinstate verandahs/awnings as originally constructed. The construction of these verandahs/awnings will provide protection to openings and exposed brickfaces. Any restoration works to all buildings which require replacement/repair will be undertaken though “like for like” principles. Where possible all original fabric should be repaired and maintained.

Any new works are to be sympathetic to reduce any negative impact upon the heritage significant of the items.

6.0 HERITAGE SIGNIFICANCE

(No. 92) Wiltons Lane, Kayuga has been classified within Muswellbrook Local Environmental Plan 2009 as having Local heritage significance. The subject site is identified as Negoa – I44.

The methodology used in this Statement of Heritage Impact is consistent with *Guidelines for Preparing a Statement of Heritage Impact* contained in the Department of Planning and Environment’s published materials and has been prepared in accordance with the principles contained in the most recent edition of the *Burra Charter* (ICOMOS Australia).

7.0 HERITAGE IMPACT STATEMENT

The Heritage Impact Statement is based upon information gathered from land-use survey of the site; site inspection and a review of the pertinent legislation.

Negoa Homestead has been identified as having heritage values. This report provides the necessary information for the consent authority to make an assessment of the proposal on heritage grounds.

The proposed development does involve construction work. The proposed works will ensure that the heritage integrity of the item is retained and continues to be a viable dwelling for the future.

7.1 Assessment of Heritage Significance

The heritage significance of an item includes all the values that make it special to past, present and future generations. (No. 90) Wiltons Lane Kayuga “Negoa Homestead” contributes to the heritage significance of Kayuga.

The proposed development will retain the majority of the heritage significance of the building. The proposed works are minor in nature and will allow the building to be retained a heritage significance item.

The proposed restoration of the building will comply with statement of significance by the Office of Heritage NSW which states:

"The Negoa Homestead is considered to be a complex site that has development since the beginning of European settlement of the Hunter Valley."

The proposed development will NOT contribute to the loss of the integrity or condition of the item.

The proposed works aim to ensure that the heritage significance of the building is not lost because of deterioration by allow the building to be used to it full potential.

The proposed development will NOT diminish its heritage significance.

The proposed development will retain elements of the building to ensure the heritage significance of the building is not diminished.

The proposed development will NOT alter the building so much that it fails to meet the relevant assessment criterion?

The proposed development does not propose to alter the elements of the building which enables it to be heritage significant.

(No. 90) is NOT a movable item and as such heritage significance will not be affected.

The condition of the item will NOT be negatively affected by the proposed development.

The condition of the item will be improved, ensuring its future viability and functionality.

7.2 Environment & Heritage Guidelines

This statement is required to address the queries raised in the Heritage Branch of the NSW Office of Environment & Heritage guidelines for the preparation of Statement of Heritage Impact. The proposed development refers to minor partial demolition (including internal elements) of a heritage item. Given this fact this statement will address the following:

Minor Partial Demolition

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

No. The demolition is not essential for the heritage item to function. However, the demolition of a portion of the building and carport which do not have heritage significance will provide a positive impact on the heritage item.

- ***Are important features of the item affected by the demolition (eg fireplaces in buildings)?***

No. All significant features of the item are to be retained and will be restored to ensure their longevity. The proposed works as previously outlined in the Statement will not impact on the significance of the building.

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

Yes. The proposed demolition will ensure the effective use of the building. Every effort is to be made to restore important elements to be sympathetic to the heritage significance of the item.

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

N/A. The demolition relates to a portion of 1950s extension which is not considered to have heritage significance.

The proposed development has been well designed to ensure that the alterations and proposed detached carport will not create a detrimental impact upon the heritage significant items.

8.0 STATUTORY CONTEXT

8.1 Heritage Act 1977 (NSW)

The site has been assessed as NOT having State Significance. The site is not listed on the State Heritage Register.

8.2 Muswellbrook Local Environmental Plan 2009

8.2.1 Schedule 5

Under Schedule 5 Environmental Heritage Part 1 Heritage items the site has been identified as having local significance. The item is identified as Negoa Homestead. It has Local significance and is known as I147 under MLEP2011.

Under Schedule 5 Environmental Heritage Part 2 Heritage conservation areas the site has not been identified.

Under Schedule 5 Environmental Heritage Part 3 Aboriginal places of heritage significance the site has NOT been identified.

This Heritage Impact Statement has been prepared under the provisions of MLEP2011 Part 5.10 (2) Requirement for consent. The provisions of Part 5.10 (2) are as follows:

- (2) **Requirement for consent** Development consent is required for any of the following—
- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—
 - (i) a heritage item,
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area,

The subject site contains heritage items and as such requires consent from Muswellbrook Council through a DA.

8.2.2 Proposed Land Use

The existing dwelling is to be restored and the newer partial portion of the building (constructed approximately 1950) is to be demolished. The existing carport is to be demolished and a new carport which is more in keeping with the heritage significant building is to be constructed.

8.2.3 Permissibility

The subject site is zone RU1 Primary Production under the provisions of Muswellbrook Local Environmental Plan 2009 (MLEP2009). The provision of RU1 Primary Production zone are:

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To protect the agricultural potential of rural land not identified for alternative land use, and to minimise the cost to the community of providing, extending and maintaining public amenities and services.
- To maintain the rural landscape character of the land in the long term.

- To ensure that development for the purpose of extractive industries, underground mines (other than surface works associated with underground mines) or open cut mines (other than open cut mines from the surface of the flood plain), will not—
 - (a) destroy or impair the agricultural production potential of the land or, in the case of underground mining, unreasonably restrict or otherwise affect any other development on the surface, or
 - (b) detrimentally affect in any way the quantity, flow and quality of water in either subterranean or surface water systems, or
 - (c) visually intrude into its surroundings, except by way of suitable screening.
- To protect or conserve (or both)—
 - (a) soil stability by controlling development in accordance with land capability, and
 - (b) trees and other vegetation, and
 - (c) water resources, water quality and wetland areas, and their catchments and buffer areas, and
 - (d) valuable deposits of minerals and extractive materials by restricting development that would compromise the efficient extraction of those deposits.

2 Permitted without consent

Extensive agriculture; Home occupations; Intensive plant agriculture

3 Permitted with consent

Agritourism; Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Community facilities; Crematoria; Depots; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Environmental protection works; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Function centres; Group homes; Hazardous industries; Health consulting rooms; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home industries; Industrial retail outlets; Information and education facilities; Intensive livestock agriculture; Kiosks; Landscaping material supplies; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Restaurants or cafes; Roads; Roadside stalls; Rural industries; Rural supplies; Rural worker's dwellings; Secondary dwellings; Service stations; Sewerage systems; Signage; Storage premises; Take away food and drink premises; Tourist and visitor accommodation; Transport depots; Truck depots; Turf farming; Veterinary hospitals; Waste disposal facilities; Water supply systems

4 Prohibited

Any development not specified in item 2 or 3

Response

A dwelling is a permissible land use with the consent of Council.

8.3 Muswellbrook Development Control Plan

8.3.1 Section 15 – Heritage Conservation

15.2.2 General Design Rules

The proposed development meets Council's DCP requirements by:

- All features of significance are to be conserved.
- The 1950s additions do not have heritage significance. A portion of these additions and the existing carport are being removed.
- The proposed development will keep all of the original fabric.
- Any new work is not mimicking original work.
- New building works such as the verandahs and awning will incorporate original technology by using existing verandah mounts.

- The new carport is not replicating an older style. However, it has been designed to be in sympathy with the heritage items.

15.2.3 Conservation of Existing Built Works

The proposed development will ensure that the cultural heritage of the subject site will continue by adopting the following:

- **Maintenance**, of the physical 'fabric'. Periodic maintenance, to ensure that a thing doesn't fall into disrepair as the result of neglect or of ageing, is the most important task in conservation. Often, this is all that is needed to keep what is significant about a thing.
- **Restoration and reconstruction** (including repair). These may become necessary when the physical fabric of something that has significance has been allowed to deteriorate. They can sometimes be difficult to carry out properly when things such as materials have changed.
- **Preservation** This includes stabilising things that are in danger, providing protection against the elements and placing restrictions on how people may use a thing. Preservation can be expansive and inconvenient and the need for it can often be avoided by carrying out periodic maintenance.

All preservation works will be in accordance with advice of the structural engineer's assessment of the structural integrity of the building (see Lindsay Dynan Consulting Engineers [2018]); and act on the advice of engineering and heritage professionals to address any structural issues employing methodologies described in the Nemoa CMP (Extent Heritage, 2018).

15.2.4 The Form of New Works

The only proposed new works is the construction of a carport and awnings. The proposed carport will not create a negative impact upon the heritage significant items. The open design of the carport reduces the bulk and scale of the structure.

The awnings are in keeping with the existing awnings and those that were originally attached to the dwelling.

15.2.6 Materials and Details

The proposed development will endeavour to adopt the "like for like" principles for repairs or replacement of damaged materials or details elements of the buildings.

15.2.6 Walls

Should any walls need repair or replacing 'like for like' materials should be used.

15.2.7 Roofs

If any roof sheeting needs repair or replacing CGI uncoloured sheeting should be used.

15.2.8 Windows

If any new work is required with regard to windows repairs or replacement should match with the existing.

15.2.9 Interiors

Refer to Scope of Works (previously outlined in this Report). All new works are to be sympathetic to the heritage significance of buildings.

15.2.10 Paint

There is very little areas which need to be painted. It is proposed that the windows, verandah posts, carport and other elements on the dwelling be painted white. The servants' quarters is to be painted heritage green. Refer to plans for further details.

15.2.11 The Curtilage

The curtilage will not be negatively impacted upon as a result of the proposed development.

15.2.12 Outbuildings

It is proposed to preserve and maintain the existing heritage significant outbuildings such as the stables and servants' quarters.

15.2.13 Site Planning

The only new building works involves a new carport. The carport is to be located to the rear of the existing dwelling and is distinctly separate from the main building.

15.3 Demolition

The proposed demolition of the 1950s additions will not create a negative impact upon the heritage significant building. The area to be demolished does not have any heritage significance.

8.4 Burra Charter 2013

The Burra Charter 2013 states *"Restoration and reconstruction should reveal culturally significant aspects of the place.*

New work should respect the significance of a place through consideration of its siting, bulk, form, scale, character, colour, texture and material. Imitation should generally be avoided."

Through the design phase careful consideration was taken to respect the heritage significance of the building. The contributions of all aspects of cultural significance have been respected. The proposed demolition works (of the 1950s additions) does not involve the demolition of significant fabric of the building.

"Negoa is of demonstrated cultural significance, therefore, procedures for managing changes and activities to the site should be in accordance with the recognised methodology of the Burra Charter (Extent Heritage, 2021)."

It is believed that the proposed development is in keeping with the aims and objectives of the Burra Charter 2013.

9.0 CONCLUSION

The proposed development seeks to maintain the ambience of the site and will not increase the existing footprint of the building. The proponent acknowledges the heritage significance of the building and links to European heritage. The proponent has therefore sought to design the development in such a way as to not be detrimental to the heritage character of the building.

A land-use survey has been carried out to determine the character of the area. The development will not create a negative effect on the area.

It is suggested that the proposed development would not offend the heritage culture of the building or area.

The proposed development is deemed to be appropriate as:

- The proposed development is consistent with Council's Planning Instruments;
- The proposed development will not detract from the scale, form, unity and character of the surrounding area;
- The proposed development respects the character of surrounding area;
- The proposed development will not disturb existing items of heritage significance with the local area;
- The proposed development is consistent with the objectives of Muswellbrook Local Environmental Plan 2009 and the provisions for land within Zone RU Primary Production;
- The proposed development is consistent with the amenity of the immediate area;
- The proposed development does not comprise the principals of the Burra Charter in relation to the cultural significance of the items;
- The proposed development respects Council's heritage policy;
- The proposal does not include any changes to the heritage items curtilage;
- The works are relevant to ensure the future feasibility of the heritage item; and
- The works will not affect the setting of any nearby heritage items.

10.0 RECOMMENDATION

That the recommendations in Section 5, Restoration of Building, be adopted.

Considering the information contained within this Statement of Heritage Impact Muswellbrook Council is requested to support the proposed development.

11.0BIBLIOGRAPHY

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