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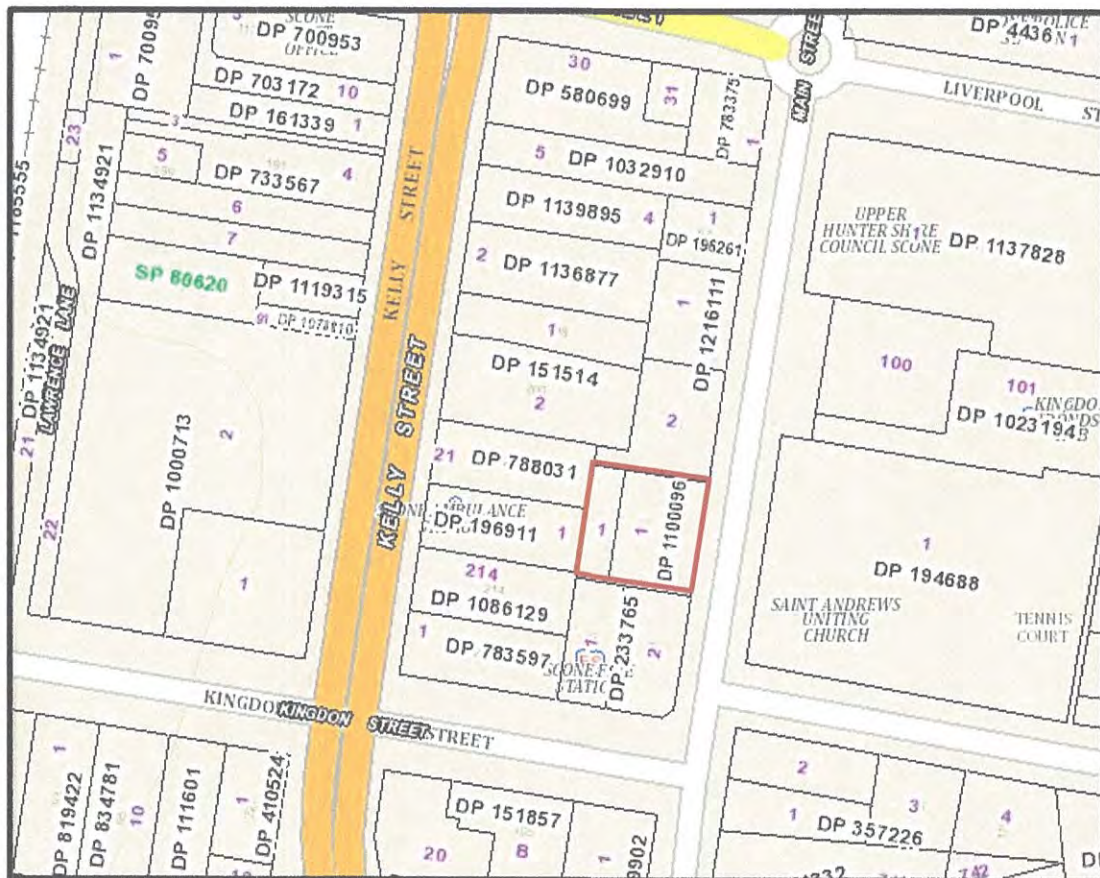
The General Manager
Upper Hunter Shire Council
PO Box 208
SCONE NSW 2337

24th April 2017

Dear Sir

Proposed Demolition of Existing buildings and Erection of Storage Shed

Lot 1 DP 1100096, Lot 1 DP 1027497 – 77 Main Street, Scone



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1. INTRODUCTION

This report has been prepared by Casson Planning & Development Services to support the development application which seeks approval to demolish existing buildings and erect a new storage shed on land at 77 Main St, Scone.

There are two existing buildings on the subject land which have been used for residential purposes as shown in figure 1 below (and attached). The building on lot 1 DP 1100096 is listed as item of heritage significance in the Upper Hunter Local Environmental Plan 2013 (UHLEP). An assessment of the impact of demolishing this building is included in this document.

The proposed building will be used as a bulk storage and loading facility. The building and site will contain bulk rural merchandise such as fencing materials, fertiliser, cattle yards and water tanks.

The building / site will not be used as a retail space. It will be a bulk storage and loading facility only which will operate in conjunction with existing MacCallum Inglis sheds on adjoining and nearby land.

It is important to note however that the shed will be operated independently in so far as there will be no transferral of stock between the storage sheds on adjoining lands. This site will be provided with its own fork lift vehicle for use on site. Stock will be delivered directly to site by semi trailers etc and subsequently transported to customers off site by MacCallum Inglis vehicles, contractors etc. Obviously staff will move between sites to undertake their duties, however there are no vehicle movements between the site proposed.

The existing MacCallum Inglis merchandise team comprises 6 staff. Logistically, the merchandise business will be much easier to run with the 77 Main Street site completed, and there would be no requirement for additional staffing.

Note that while the land is currently on two titles, the owners are undergoing a process of consolidating the titles as a separate process and one which does not require Council consent. Registration of the consolidated title will be provided before or with the future application for occupation certificate.



Figure 1 Extract from Detail Survey of subject land - MMHB

2. DETAILS OF LAND

2.1 Title and Existing Uses

Description:	Lot 1 DP 1100096, lot 1 DP 1027497, 77 Main St, Scone
Owners:	MacCallum Inglis
Parish:	Scone
County:	Brisbane
Area:	Lot 1 DP 1100096, 900.95m ² Lot 1 DP 1027497 392.1m ²

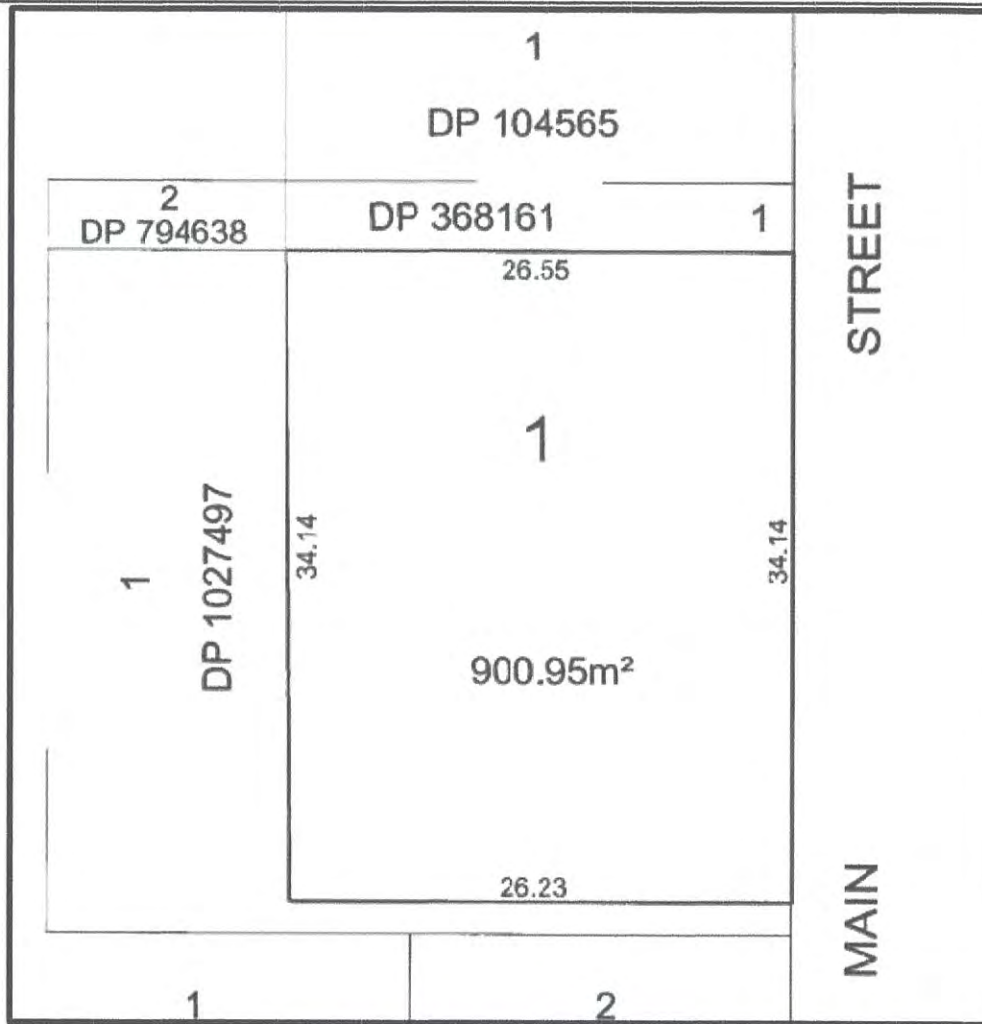


Figure 2 Extract from DP 1100096

Demolition of existing buildings and erection of storage shed – Lot 1 DP 1100096, Lot DP 1027497 – 77 Main Street, Scotts

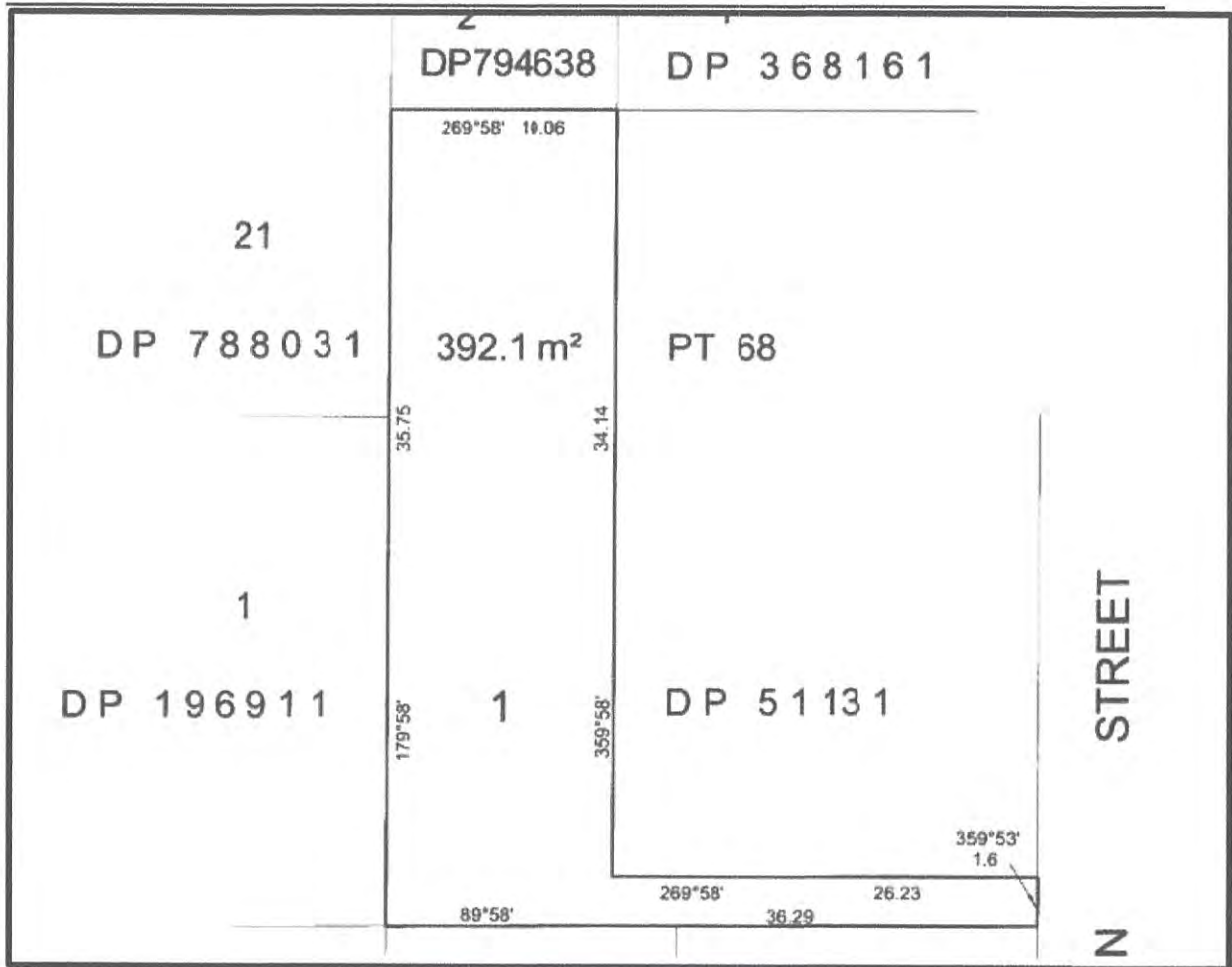


Figure 3 extract from DP 10727497

2.2.1 Upper Hunter Local Environmental Plan 2013 (UHLEP)

The Upper Hunter LEP 2013 is the relevant environmental planning instrument.. The zoning of the subject land in the UHLEP is B2 Local Centre as shown in figure 2 below:



Upper Hunter Local Environmental Plan 2013

Land Zoning Map - Sheet LZN_008A

Zone

B2 Local Centre
B4 Mixed Use
E1 National Parks and Nature Reserves
E3 Environmental Management
IN1 General Industrial
IN2 Light Industrial
R1 General Residential
R5 Large Lot Residential
RE1 Public Recreation
RE2 Private Recreation
RU1 Primary Production
RU3 Forestry
RU4 Primary Production Small Lots
RU5 Village
SP1 Special Activities
SP2 Infrastructure

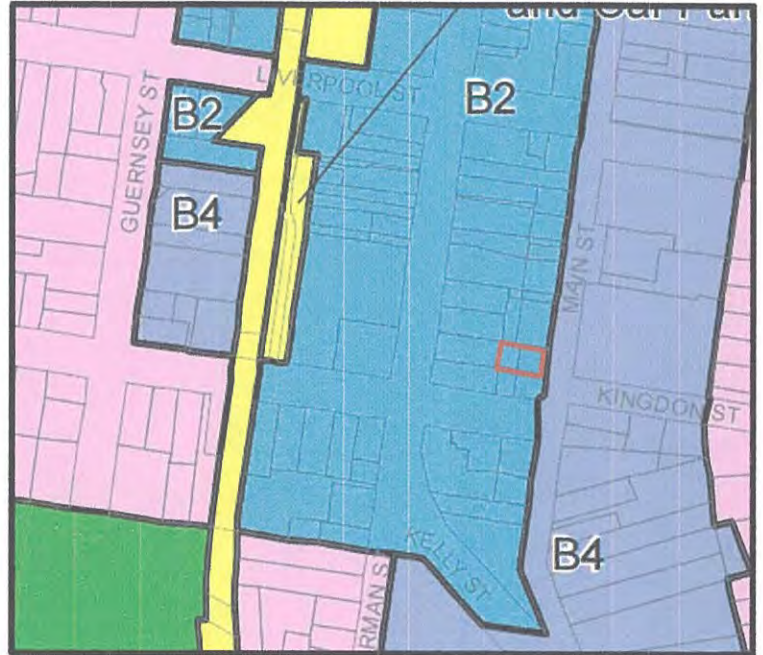


Figure 4 UHLEP – B2 Local Centre Zone Source UHLEP Maps)

Zone B2 Local Centre

1 Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.

2 Permitted without consent

Environmental protection works; Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Boat sheds; Car parks; Child care centres; **Commercial premises**; Community facilities; Crematoria; Educational establishments; Emergency services facilities; Entertainment facilities; Environmental facilities; Flood mitigation works; Function centres; Highway service centres; Home-based child care; Home businesses; Home industries; Information and education facilities; Jetties; Medical centres; Mortuaries; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Respite day care centres; Restricted premises; Roads; Seniors housing;

Service stations; Sex services premises; Shop top housing; Signage; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

4 Prohibited

Any development not specified in item 2 or 3

The use of the land for a commercial premises is permissible within the zone.

Heritage

The subject land has a building identified as being of heritage significance – Item I 44 in Schedule 5 – Environmental Heritage. The item description is: "Residence (former inn)". Further reference to this is matter is made elsewhere in the report.

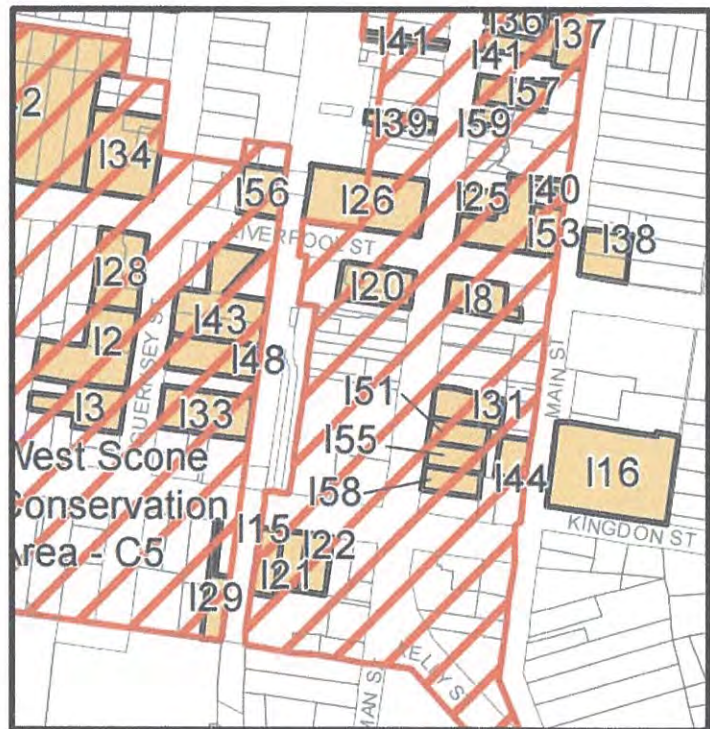
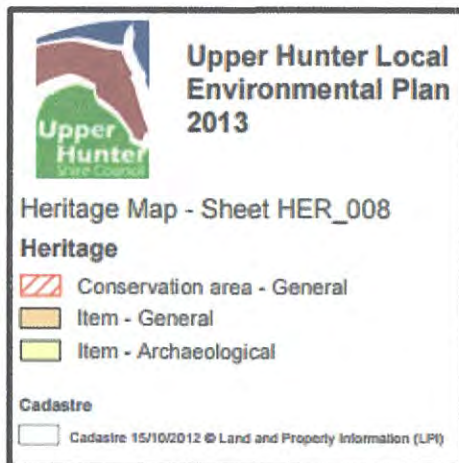


Figure 5 UHLEP 2013 - Heritage Map Extract

Height of Buildings

The UHLEP height of buildings maps confirms a maximum height of 13m for the subject land as shown in figure 5 below. The proposed building is less than 6.5m and therefore complies with this requirement.



Figure 6 UHLEP 2013 - HOB map extract

Floor Space Ratio

The UHLEP map for floor space ratio indicates that the subject land has an FSR of 1.5 as shown below in figure 6. The subject land has a total area of approximately 1293m². The building floor area is 360m² – the building occupies less than 30% of the subject land and satisfies this requirement.

Demolition of existing buildings and erection of storage shed – Lot 1 DP 1100096. Lot 1 DP 1027497 – 77 Main Street, Scone

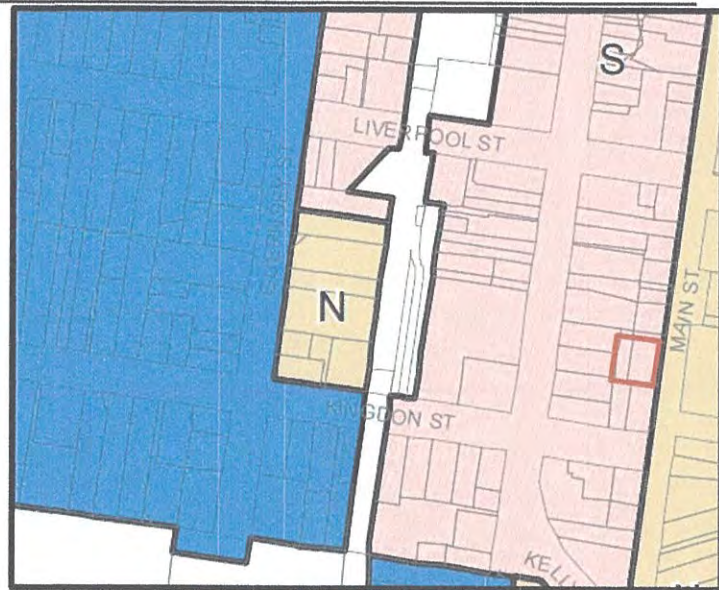


Figure 7 UHLEP 2013 FSR map extract

2.3 LOCALITY SKETCH

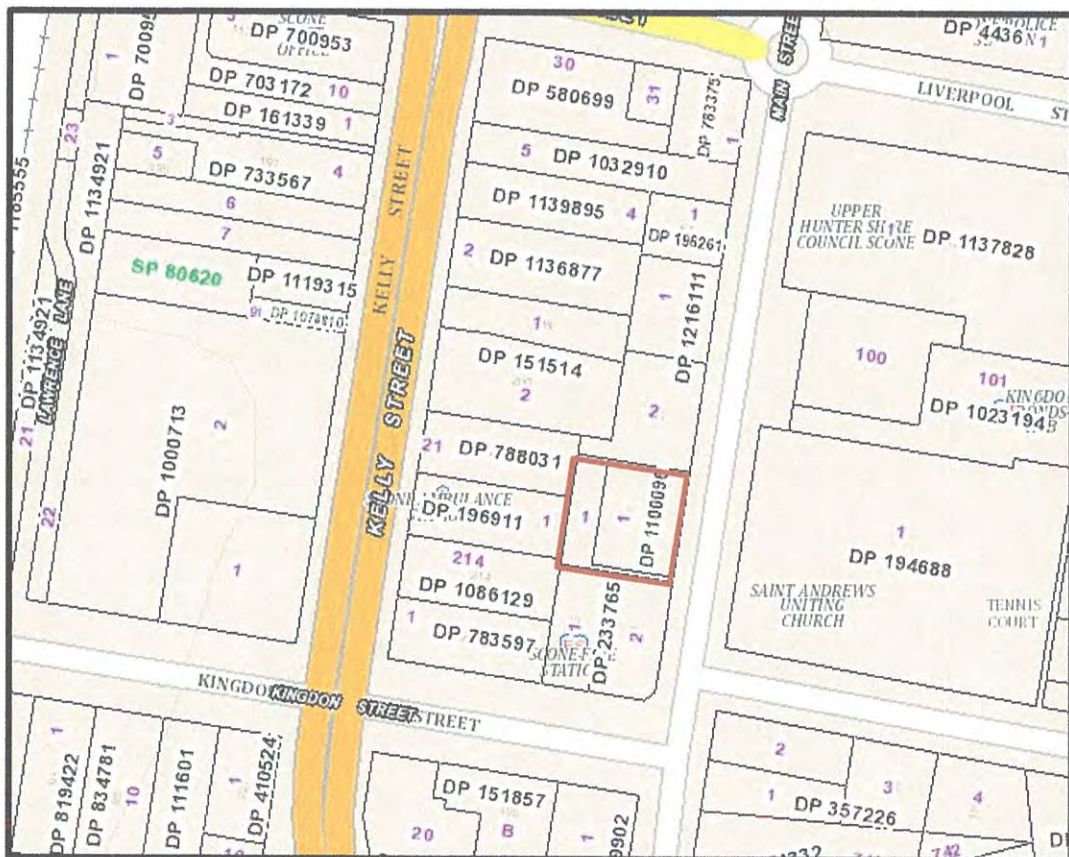


Figure 8 Locality Map (Source SIX Viewer 2017)

Other points under this plan will be discussed within the Statement of Environmental Effects.

3. STATEMENT OF ENVIRONMENTAL EFFECTS

3.1 Flooding, Drainage, Landslip and Soil Erosion

The subject land is within the probable maximum flood area as shown in figure 6 below. The map indicates that the subject land is deemed as being within the extent of Probable Maximum Flood.

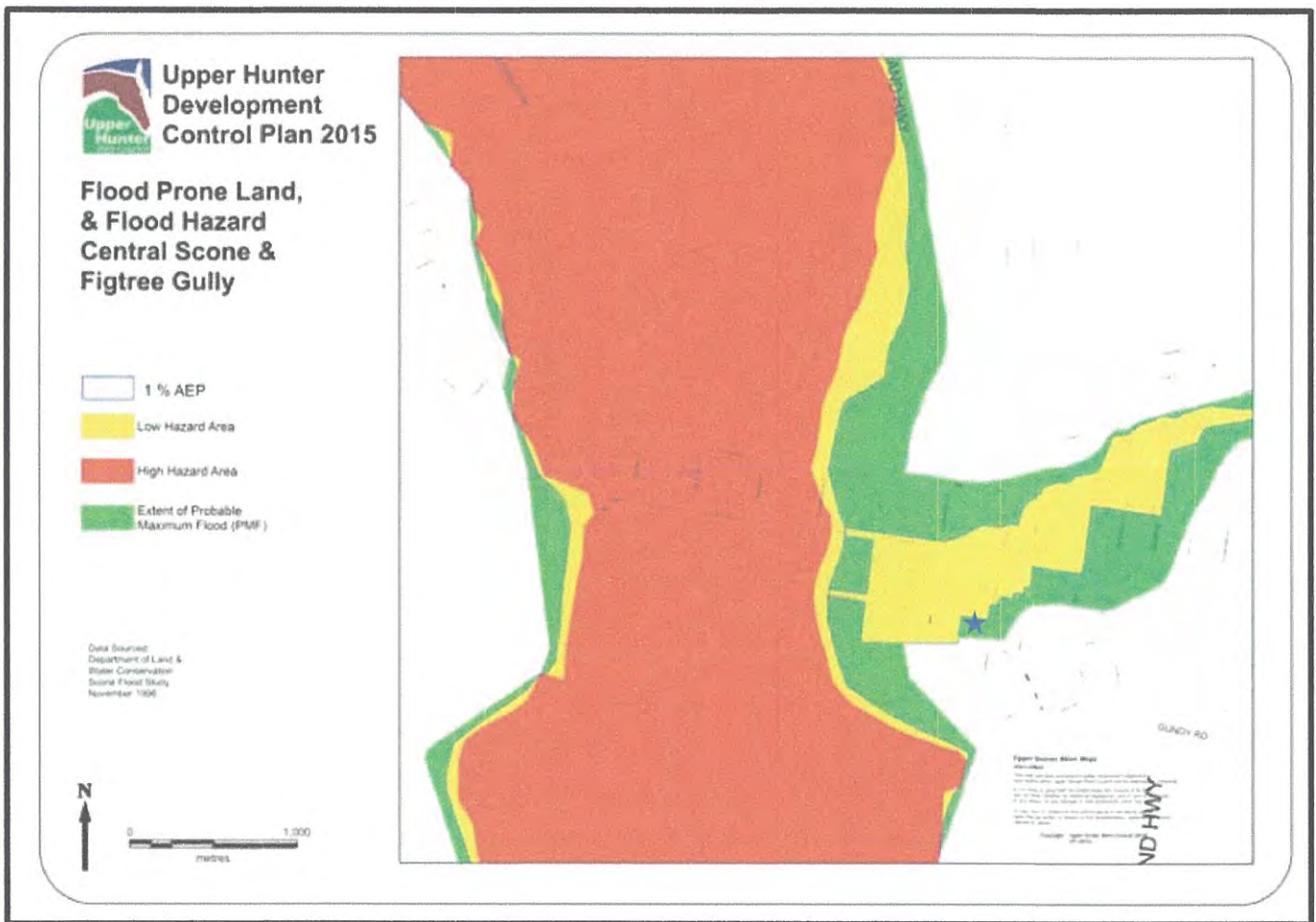


Figure 9 Flood Hazard Map – subject land in extent of probable maximum flood area

Part 10a of the Upper Hunter DCP refers to Floodplain Management. Table 16 is shown below. The requirements for development in a flood prone area vary with the type of development which is proposed.

Figure 7 below shows the Floodplain Management Prescriptive Matrix – table 16 in the UHDCP. The Matrix places no requirements on commercial development within the Flood Planning Level to Probably Maximum Flood area.

Table 16: Floodplain management prescriptive provisions matrix

Proposed Land use	Section of Floodplain			
	Flood Planning Level (FPL) to Probable Maximum Flood (PMF)	Low Hazard	High Hazard	Other Flood Prone Land (Hazard Unknown)
1 Single Dwelling Houses		1,2,5		
2 Agriculture & Recreation		2,5		
3 Sheds / Garages / ancillary Residential		1,2,5		
4 Commercial and Industrial Uses		2, 6		
5 Medium to High Density Residential				
6 Critical or Sensitive Facilities	3			
7 Land Subdivision	4			
8 Tourist Development				
9 Caravan parks - short-term sites		5,6		
10 Permissible Earthworks		7		




	Flood related development controls do not apply
	Flood related development controls apply (refer to numbered prescriptive criteria in Table 17 Prescriptive Criteria)
	If the proposal is to be pursued further, a performance based assessment is to be provided demonstrating that the proposed development is compatible with the flooding characteristics of the site (refer to the section "Performance based assessment" and Table 19 Detailed Assessment Criteria).



Figure 10 Aerial view of subject land (Source SIX Viewer 2017)

The subject land has a gentle slope to the south west of the lot as shown in the detail / contour survey in figure 8 below.

There is no landslip or soil erosion on site.

Any future work to be undertaken will adhere with Council's policy with regard to erosion and sedimentation control on the site.

The site will be filled to enable drainage to be directed to the street kerb and gutter drainage system. Accurate cross sections, details will be provided with future application for construction certificate.



Figure 11 Extract from Detail survey of subject land (MMHB Surveyors)

The site currently falls away from Main Street to the western boundary. As shown on the architectural plans, the intent is to fill the site to enable drainage to flow to Main Street by gravity. A retaining wall will be erected along the western boundary. Appropriate design plans will be submitted with the application for construction certificate in this regard.

3.2 Bushfire Risk

The proposed subdivision is surrounded by existing commercial development within the township of Scone and there is no bushfire vegetation mapped on the subject land.

3.3 Flora and Fauna

The site has minor vegetation only and there would be no concern regarding adverse impact on flora and fauna from this proposal.

3.4 Lot Shape and Size

There are two existing lots, which will be consolidated into a single title with a regular shape with an area of approximately 1293m² as shown in figure 1.

The proposed shed will be located 3m clear of boundaries to avoid requirements for fire resistant construction. The lot size and location of buildings also allows safe movement of vehicles to and from the site as discussed elsewhere in this submission.

3.5 Impact on adjacent properties

The land is currently situated with an existing shed owned and operated by the proponents to the north (separated by an access handle) and a building used for commercial purposes to the south.

The building itself is set well back off the street frontage allowing for movement of vehicles – primarily delivery and smaller vehicles purchasing goods.

The building will generally be open Monday to Friday from 7am – 6pm and Saturday, 7am – 1pm.

The proposed storage building while being integral to the MacCallum Inglis operations, will effectively operate independently. The site will have its own fork lift to handle storage and retrieval of stock. There will be no transfer of stock to the shed from adjoining buildings – all stock will be delivered directly to the building from suppliers. No vehicle movements are envisaged / required for the operation of this shed. Staff will of course walk between the sheds.

3.6 Impact on existing and future amenity of the locality

The purpose of the building is to provide ancillary storage of rural products which are sold by the business which operates on the two adjoining / adjacent lots. The subject land does not have any residential development adjoining it. In addition to the activities on adjoining land in the same ownership, there are generally speaking, commercial premises operating.

The opening times will be the same as the existing business however there will be less vehicular traffic from customers occurring due to the use of the building. There will be deliveries to the site by semi trailer as discussed below – however these are not frequent (averaging one per day).

The use of forklifts etc are not a noisy activity and it is suggested that there will be minimal if any impact on the amenity of the locality.

The requirement for vehicles to enter and leave in a forward direction results in minimal area available for landscaping in the front. The attached plans indicate an area in the centre of the front alignment which will be provided with suitable plants to at least break up the appearance of the building from Main Street. The shed is located in the rear of the lot which will also minimise impact on the streetscape.

3.7 Traffic Considerations

3.7.1 Traffic Generation

The development will have vehicles associated with delivery of rural products by semi-trailer – approximately six times per week. Other vehicular movements will be attributed to those primarily delivering purchased goods. These will generally be MacCallum Inglis vehicles, contractors and the like.

The current use of the land is for residential flats. Obviously most of the tenants would have had vehicles so it is suggested that there would be minimal effect on the traffic in the area in terms of vehicles associated with purchasing products.

The additional semi-trailer are estimated to average only one per day. The entry and egress movements of such vehicles have been considered and the plans prepared by MMHB (see figure 12 and attachment 5.2 confirm that entry and exit from the site in a forward movement is possible on the site. The extra movements when considering the road infrastructure already in place will in themselves have minimal impact.

Smaller vehicle movements to and from the site will be minimal – associated primarily with delivery / pick up of goods from the building.

As indicated previously, the building will effectively operate independently from the other MacCallum Inglis sheds. The building will be provided with its own fork lift for on site requirements and there will be no movement of stock between the sheds.

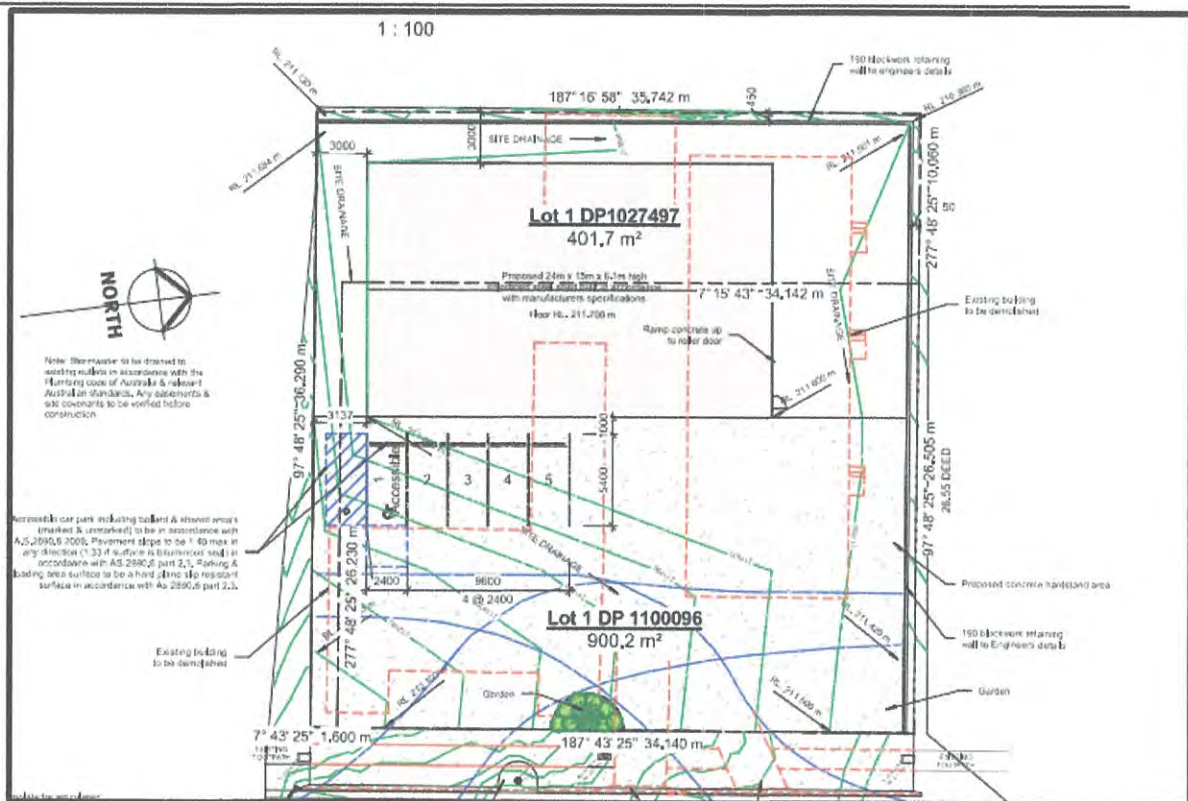


Figure 13 Space for minimum 5 vehicles is available

3.7.4 Road Works Engineering Design

As previously mentioned, additional or upgrade requirements for access crossings will be undertaken in accordance with council requirements and subject to s138 approval.

3.8 Methods of Sewerage Effluent Disposal

The existing residential buildings are connected to Council's sewer network. A sewer main is located near the western boundary. Note that it is not intended to provide any amenities with the building as these are available in existing buildings associated with the business in close proximity.

Should there be a change of ownership in the future however, there is access to Council's sewer main and room either within the building or as an additional small amenities / office building attached to the proposed shed.

Location of existing water and sewer main infrastructure is shown in figure 12 below.

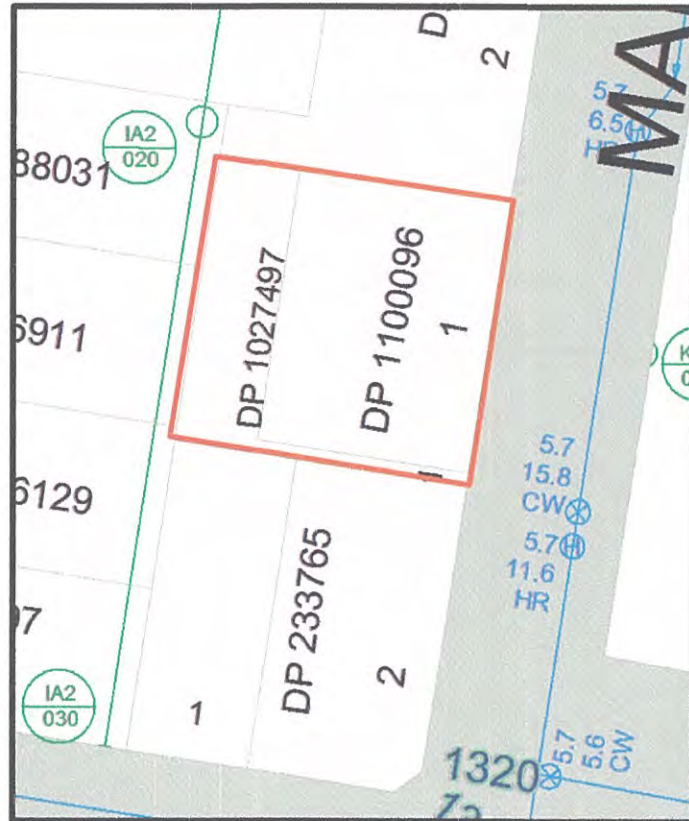


Figure 14 Location of sewer and water services (Source UHSC Maps Online)

3.9 Availability of Utility Services, Power, Telephone, Water, Sewer

All Utility services are available to the development.

3.10 Social and Economic Effects

The development will allow expansion of an existing well established business in the Scone CBD area. The proponents have been associated with the local rural community in particular for many years and the additional storage space will enable them to cater for their clients at a new level.

The development will provide both social and economic benefits via improving both sustainability and viability of a local business.

3.11 Anticipated Impact of Noise Levels to the site and the locality

The proponents advise that on average, stock will be delivered six times per week in a semi-trailer. While some additional noise would be expected to be associated with such deliveries and unloading thereof, they would be relatively short timeframe and are being undertaken in an area zoned for such activity and in a locality which has similar activities or commercial activities in close proximity. No residential development adjoins the land.

3.12 Archaeological/Heritage Items

Review of the Upper Hunter LEP confirms that there is a heritage listing for one of the buildings on the site. Item I44 in Schedule 5 refers to lot 1 DP 1100096 and notes the item as "Residence (former inn).

Studio Two Architecture were engaged to prepare a Statement of Heritage Impact (SOHI) in respect of the proposed development which includes demolition of the buildings on the site, including the heritage listed building. A copy of the report is attached to this submission.

Interestingly there is little information available to support the listing of the building. There was no such listing in the former Scone LEP 1986 or the Hunter Regional LEP (Heritage). The local Scone and Upper Hunter Historical Society and Museum were both included in investigations however neither were able to provide information.

The SOHI indicated that main source of information came from Council's Library and NSW Land & Property Information. Importantly however, no evidence was discovered which supported the indication that the building had a past use of an Inn. Some references were however found *"to there having been an Inn on the corner of Kingdon and Main Streets, – probably adjacent to the subject item"* (P7)

A detailed history schedule of the heritage item is provided from 1835 – current period. As stated, there appears to be no evidence to support the reference in the UHLEP that there was a former Inn on the site.

The SOHI does recognise certain elements of historical significance and concludes that the building has *"local significance"* (p10)

An impact assessment of the proposed demolition to enable the proposed development is included in the SOHI. Options such as: Refurbishment and Partial Retention are considered and discussed.

The SOHI concludes that:

“the integrity of this residential building as a heritage structure has been detrimentally compromised by the 1960’s additions and alterations, which are of little or no heritage significance. Because of the extensive changes made to the original building it is considered that the overall heritage impact of the demolition of this building is minimal.” (p13)

3.13 Safer by Design Principles

There are four (4) principles, which form the basis of crime risk assessment as it relates to Development Applications.

- 1 **Surveillance**
- 2 **Access Control**
- 3 **Territorial Reinforcement**
- 4 **Space Management**

Council is required to assess the application in accordance with the Act against the four primary principles of the policy.

The following table assesses the proposed development against the principles detailed above.

Principle	Assessment
<p>Surveillance</p> <p>The attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical. Good surveillance means that people can see what others are doing. People feel safe in public areas when they can easily see and interact with others. Would-be offenders are often deterred from committing crime in areas with high levels of surveillance.</p> <p>From a design perspective, 'deterrence' can be achieved by:</p> <ul style="list-style-type: none"> • clear sightlines between public and 	<p>Passive Surveillance</p> <p>The development has frontage to Main Street and incorporates a relatively large area for vehicle access and car parking. Passive surveillance from within the property to the public area and vice versa will be available via the door openings.</p> <p>Active Surveillance:</p> <p>Access to the building will be supervised with staff on site at all times that the business is operated and locking of all</p>

<p>private places;</p> <ul style="list-style-type: none"> • effective lighting of public places; • landscaping that makes places attractive, but does not provide offenders with a place to hide or entrap victims. 	<p>access points when the building is closed.</p> <p>External lighting will be provided to improve surveillance of the area after house.</p>
<p>Access Control</p> <p>Physical and symbolic barriers can be used to attract, channel or restrict the movement of people. They minimise opportunities for crime and increase the effort required to commit crime.</p> <p>By making it clear where people are permitted to go or not go, it becomes difficult for potential offenders to reach and victimise people and their property. Illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas.</p> <p>However, care needs to be taken to ensure that the barriers are not tall or hostile, creating the effect of a compound. Effective access control can be achieved by creating:</p> <ul style="list-style-type: none"> • landscapes and physical locations that channel and group pedestrians into target areas. public spaces which attract, rather than discourage people from gathering. • restricted access to internal areas or high risk areas (like car parks or 	<ul style="list-style-type: none"> • Entry to the building is clearly marked. • Minimal transition between the public and private domains will be evident with product being loaded into vehicles by machinery or with staff assistance. • Clear signage to be installed to direct visitors to the car parking areas and entrance to the building. • Access to the side and rear of the building will be restricted.

<p>other rarely visited areas). This is often achieved through the use of physical barriers</p>	
<p>Territorial Reinforcement</p> <p>Community ownership of public space sends positive signals. People often feel comfortable in, and are more likely to visit, places which feel owned and cared for.</p> <p>Well used places also reduce opportunities for crime and increase risk to criminals. If people feel that they have some ownership of public space, they are more likely to gather and to enjoy that space.</p> <p>Community ownership also increases the likelihood that people who witness crime will respond by quickly reporting it or by attempting to prevent it. Territorial reinforcement can be achieved through:</p> <ul style="list-style-type: none"> • design that encourages people to gather in public space and to feel some responsibility for its use and condition. • design with clear transitions and boundaries between public and private space. • clear design cues on who is to use space and what it is to be used for. Care is needed to ensure that territorial reinforcement is not achieved by making public spaces private spaces, through gates and enclosures. 	<ul style="list-style-type: none"> • The entrance, access and carpark areas will be highly visible from the public space and well maintained which will enforce the principle of 'territorial reinforcement' • Any areas which are restricted to staff only will be clearly designated within the building. • The public spaces (access and car parking area) are quite large which will contribute to community ownership
<p>Space Management</p> <p>Popular public space is often attractive, well maintained and well used space.</p>	<p>An active maintenance program will be employed, which will routinely carry out inspection to ensure site cleanliness,</p>

<p>Linked to the principle of territorial reinforcement, space management ensures that space is appropriately utilised and well cared for.</p> <p>Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned out pedestrian and park lighting and the removal or refurbishment of decayed physical elements</p>	<p>repair of any lighting, vandalism and pruning of any overgrown landscaping around the site</p>
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The conclusion is that the proposed design has been designed to support the objectives and requirements of CPTED,

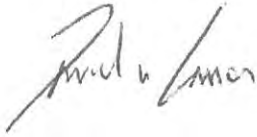
4 CONCLUSION

In support of this application we highlight the following points covered within this report:

- The construction of the building is a critical component for the existing business on adjoining land to improve storage capacity and operational viability
- While no additional employment is envisaged, the additional capacity will sustain and improve existing business operations.
- The building is set well back from Main Street and will not dominate the streetscape. Landscaping is proposed to soften the appearance
- Delivery trucks will be able to access and leave the site in a forward direction
- The proposal is permissible within the zone and is consistent with development on adjoining and nearby land.
- .

We believe this application complies with councils overall objectives for development with the zone, and for the reasons abovementioned and detailed in this report should be approved.

Yours faithfully,

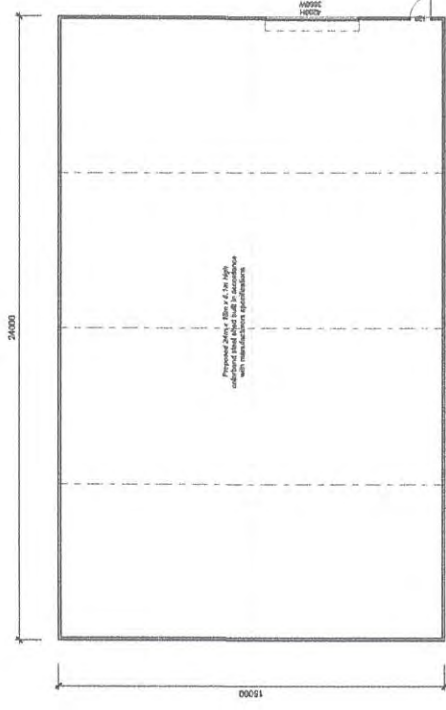


*David Casson
Planning & Development Services*

5 ATTACHMENTS

- 5.1 Architectural Plans**
- 5.2 Traffic Movements Detail – MMHB**
- 5.3 Statement of Heritage Impact – Studio Two Architecture**

5.1 Architectural plans



Floor Plan
1 : 100

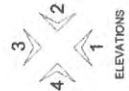


Note: Dimensions to be checked by surveyor. All dimensions are in accordance with the Australian standard AS 4600:2001. All dimensions are in millimetres unless otherwise stated.

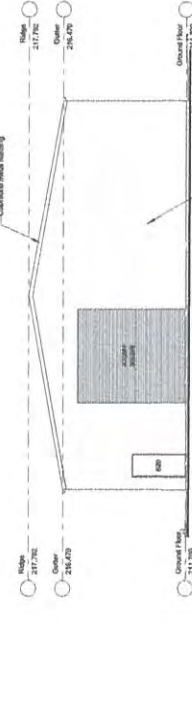
Accessible car park including footpath & street access to be provided in accordance with the Australian standard AS 2890.1:2004. All dimensions are in millimetres unless otherwise stated.

Existing building to be demolished.

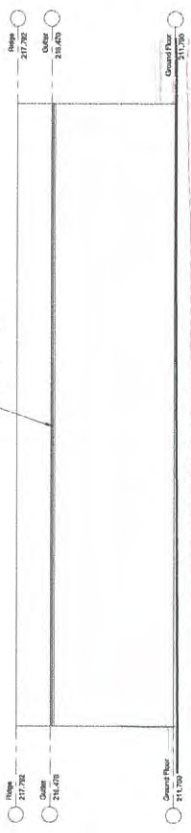
Stormwater to be collected in a stormwater tank with a capacity of 2000L.



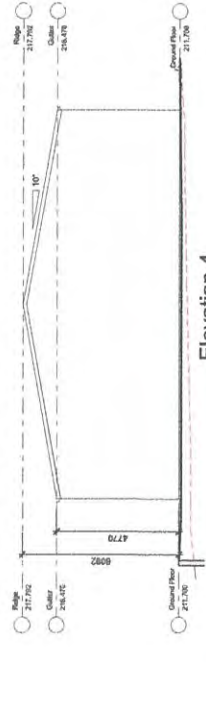
Elevation 1
1 : 100



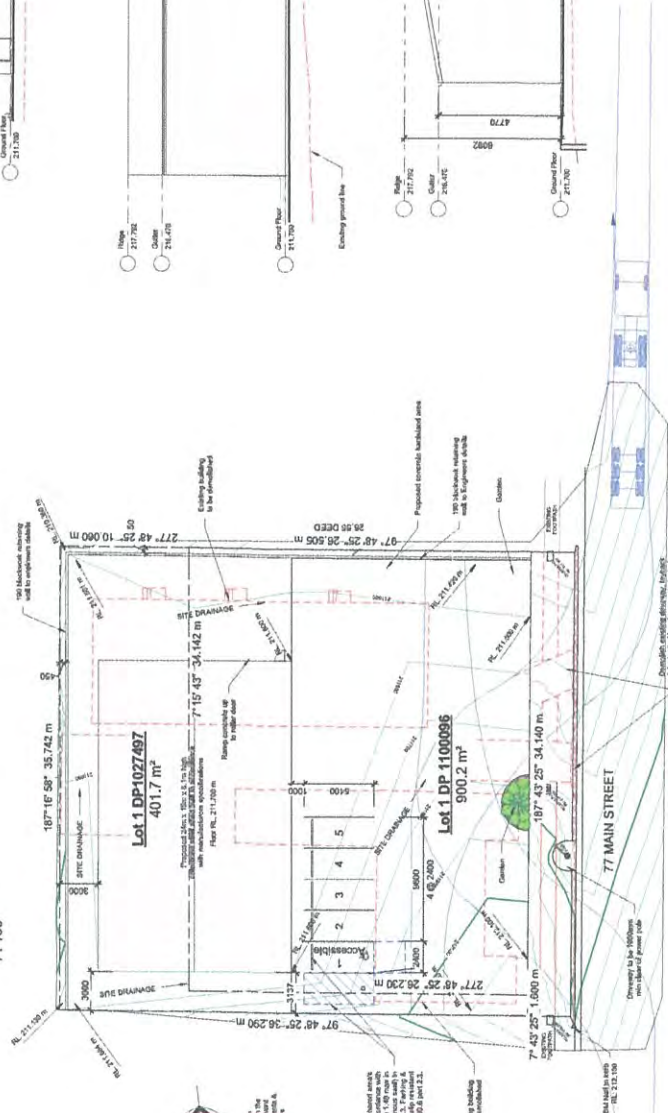
Elevation 3
1 : 100



Elevation 4
1 : 100



Site Plan
1 : 200



Legend:
Proposed
Existing
Demolished

AREAS:
[Proposed] Shed Area 360.0 m²

GENERAL NOTES:
SITE PREPARATION INCLUDING DRAINAGE, EROSION CONTROL, FILLING, GRADING, AND CONCRETING TO BE DONE IN ACCORDANCE WITH THE AUSTRALIAN STANDARD AS 4600:2001. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
ALL CLADDING & FINISHES TO BE DONE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.

No.	Description	Date

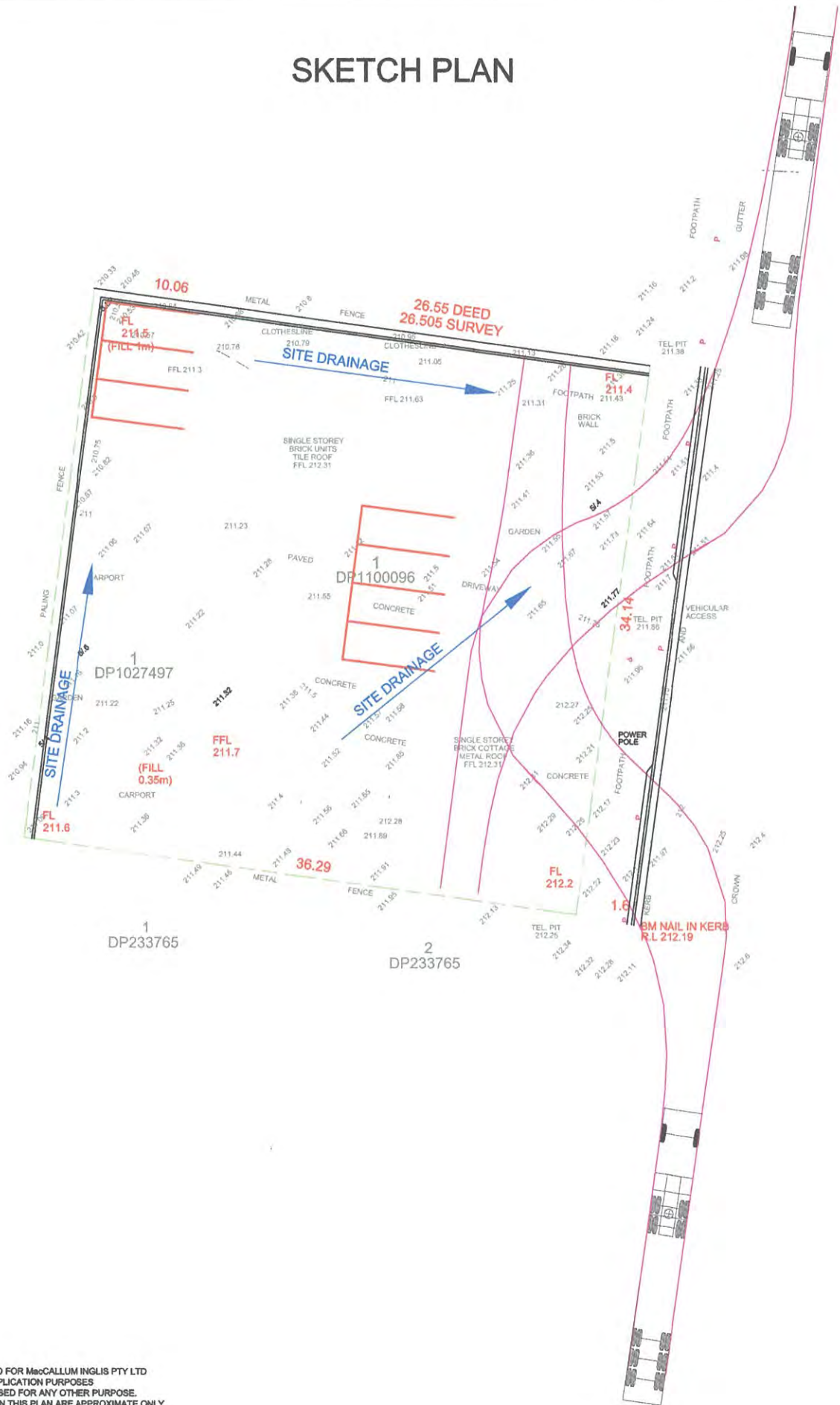
Note: All levels, dimensions & materials must be verified between owners & builder before commencement of construction.

P.B. Eveleigh Plan Service
 Short Street Suite NSW 2337
 Ph: (02) 65452109
 A.B.N. 95 703 487 208
 Email: pbep@pbep.com.au

5.2 Traffic Movements Detail – MMHB



SKETCH PLAN



IMPORTANT NOTE
 THIS PLAN IS PREPARED FOR MacCALLUM INGLIS PTY LTD
 FOR DEVELOPMENT APPLICATION PURPOSES
 AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
 BOUNDARIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY
 AND HAVE BEEN COMPILED FROM EXISTING RECORDS.
 THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

MM HYNDES BAILEY & Co.
 REGISTERED SURVEYORS - TOWN PLANNING - CIVIL DESIGN
Surveying the Hunter since 1820



Ph: 62 65433475 Email: office@mhba.com.au
 Ground Floor, 108 Bridge Street (PO Box 26), MURSWELLEROCK NSW 2333

PROPOSED DEVELOPMENT
 VEHICLE MOVEMENTS & DRAINAGE
 LOT 1 DP1100096 & LOT 2 DP1027497
 MAIN STREET, SCONE

SCALE: 1:250 (A3)
 FILE: 216216
 DATE: 24.04.2017

CLIENT:
 MacCALLUM INGLIS PTY LTD

LGA: UPPER HUNTER
 PARISH: SCONE
 COUNTY: BRISBANE

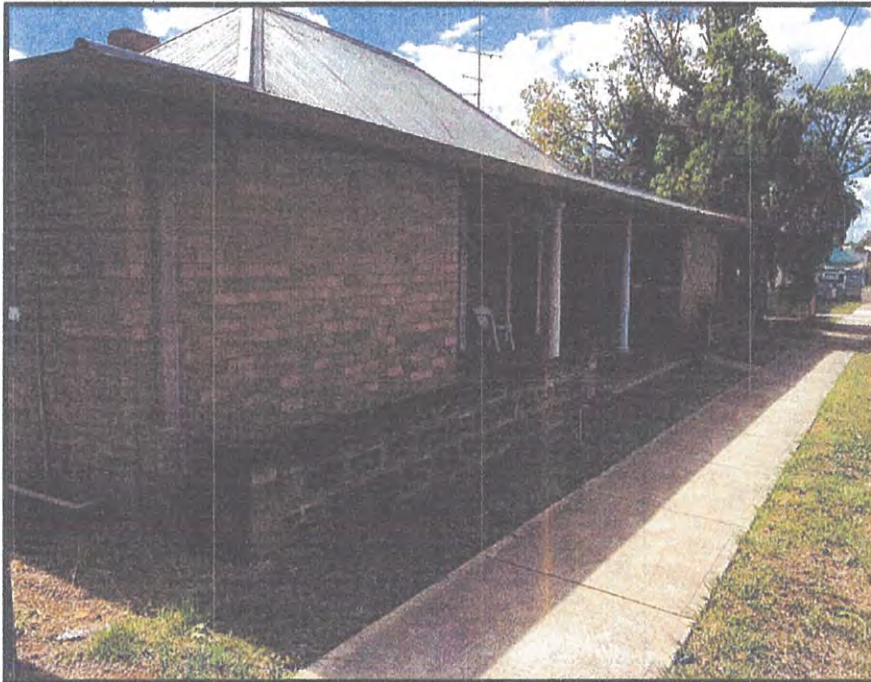
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5.3 Statement of Heritage Impact – Studio Two Architecture

STATEMENT OF HERITAGE IMPACT

for
Residential Flats

at
No. 77 MAIN STREET, SCONE



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PROJECT: Commercial Development at
No. 77 Main Street, Scone

REFERENCE NUMBER: Item No. 144 in the
Upper Hunter Shire Council
LEP 2013

ADDRESS/PROPERTY DESCRIPTION: Lot No. 1, DP 1100096
77 Main Street,
SCONE

PREPARED BY: **STUDIO TWO**
ARCHITECTURE
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104 Brisbane Street
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FOR MacCallum Inglis

DATE: 2nd February 2017 – Rev. B

Preamble

This statement forms part of the Statement of Environmental Effects for the Proposed Commercial development at no. 77 Main Street, Scone. The proposal includes the demolition of 2 existing residential flat buildings located on the site. One of the buildings is identified as Item I44 on the Upper Hunter Shire Council Local Environmental Plan, 2013, credited as having heritage value. The LEP lists the building as a residence that was also thought to have functioned formerly as an Inn⁽²⁾.

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1.00 GENERALLY

This statement has been prepared using the model prepared by the Heritage Office and Department of Planning. The statement will address most of the issues raised and the questions asked in this document.

Research for the historical information about the heritage item and the site on which it is located has been obtained using locally accessible sources. Where credits are known for the information, it has been noted.

The item is identified on the Upper Hunter Shire Council Local Environment Plan as Item No. I44. The LEP lists the building as a residence that was also thought to have functioned formerly as an Inn⁽²⁾.

The building is located approximately 60m from the corner of Kingdon and Main Streets, on the western side of Main Street. It is opposite St Andrews Uniting Church and the adjacent Manse. The Manse is also on council's register of historically significant buildings.

The residence is constructed with an assymetrical façade. The two higher ceiled rooms located at the centre of the building have retained their hardwood timber floors, with concrete slabs constructed for the full perimeter and the rear addition. The wall facing Main Street, a dividing wall between Flats 2 & 3, and the side and rear walls of the front rooms may all be of solid brick construction, dating from the original construction. The face brickwork to the front wall is constructed using a "Flemish" wall bond, common in the 2nd half of the 19th century. This wall is a solid masonry wall, typical of residential construction prior to 1900. The newer external walls are cavity brickwork with a mixture of aluminium and timber windows.

The roof is short sheeted galvanised steel sheeting that has replaced the original material, possibly timber shingles which were commonly used in the town of Scone in the late 19th century.

2.00 INTRODUCTION

2.01 Purpose of Redevelopment

The owners proposes to construct a steel portal framed storage shed of approximately 24m x 15m on the site, to supplement their operations on the adjacent allotment. The Development includes consolidation of two existing allotments, being Lot 1 of DP 1100096 and Lot 1 of DP 1027497. Parts of the site will also be available for staff parking.

2.02 References

Available documents have been considered for the preparation of this report, including “The Scone I remember” ⁽⁴⁾ by Ms Edith Potter.

The assistance from the staff at the Scone and Upper Hunter Historical Society and Museum was appreciated. However it was apparent that there was no available information held on the history of the item.

The main source of information came from the Upper Hunter Shire Council Library and NSW Land & Property Information.

This information has been used to prepare a Heritage Assessment for the item. The conclusion of the assessment was as follows:

The integrity of this residential building as a heritage building is effectively compromised by the 1960s additions and alterations, which are of little or no significance.

The form of the report is generally in accordance with the Australia ICOMOS Burra Charter 1979 and the Guidelines for Heritage Assessments and Statements and Heritage Impact Issued by the NSW Heritage Office.

2.03 Proposed Development

The development proposal includes demolition of the existing building with the intention that the site will be used to expand the operations of MacCallum Inglis, who are suppliers for goods including stock feed used by the agricultural sector, and in particular, services the equine industry that is a key significant player in the local economy.

Preliminary Plans have been prepared for the proposed storage facility for the site, and will be submitted for Construction Consent in the near future. The proposal includes a steel security with native landscaping growing to a height of 3 to 5m to soften the visual impact of the new fence.

Noting that the heritage item is a building that has had a role in the development of the Scone community, the applicant would consider inclusion of a part of the brickwork feature as part of the fence design facing Main Street. This would involve demolition of the item, and construction of a small portion of wall using the original materials.

3.00 HISTORY OF SITE AND BUILDINGS

3.01 Description

The history of the site and buildings has been put together as a timeline beginning with the establishment of the acquisition of a 620 acre portion of land in 1835.

As stated above, the LEP lists the building as a residence that was also thought to have functioned as an Inn. Despite this, we have found no other information to indicate that this building has ever been used as an Inn. However there are references to there having been an Inn on the corner of Kingdon and Main Streets, probably adjacent to the subject item. ⁽⁴⁾

3.02 History Schedule of the heritage item ⁽³⁾

- 1835 Establishment of 620 acre land acquisition (by William Dumaresq)
- 1866 Land was subdivided into 1 rood (i.e. 1012sqm or a ¼ acre allotment)
- 1885 Site is subdivided. It is likely the construction of the original brick cottage dates from shortly after this subdivision.
- 1915 Cottage passes into the hands of Turner family until 1928.
- 1928 Cottage passes into the hands of mail contractor (Reubin Clifton) until 1954. Aerial photograph of 1938 indicates the existing residence prior to rear addition, and with outbuildings at the rear.
- 1954 Cottage passes into the hands of Mrs Mary Clifton.
- 1964 Cottage passes into the hands of William Dalton, and 4 years later to his daughter Gwen Hamment. Residence is converted into 3 flats with new concrete slab floors and cavity brickwork to the perimeter, with a small addition to the rear.

Renovations include new plasterboard ceilings, installation of kitchens and bathrooms, heating system inserted into the former open fireplace. Air conditioning systems have also been added sometime later.
- 2001 Cottage passes into the hands of Colpearl Investments, which remained the case until late last year when it was purchased by our client.

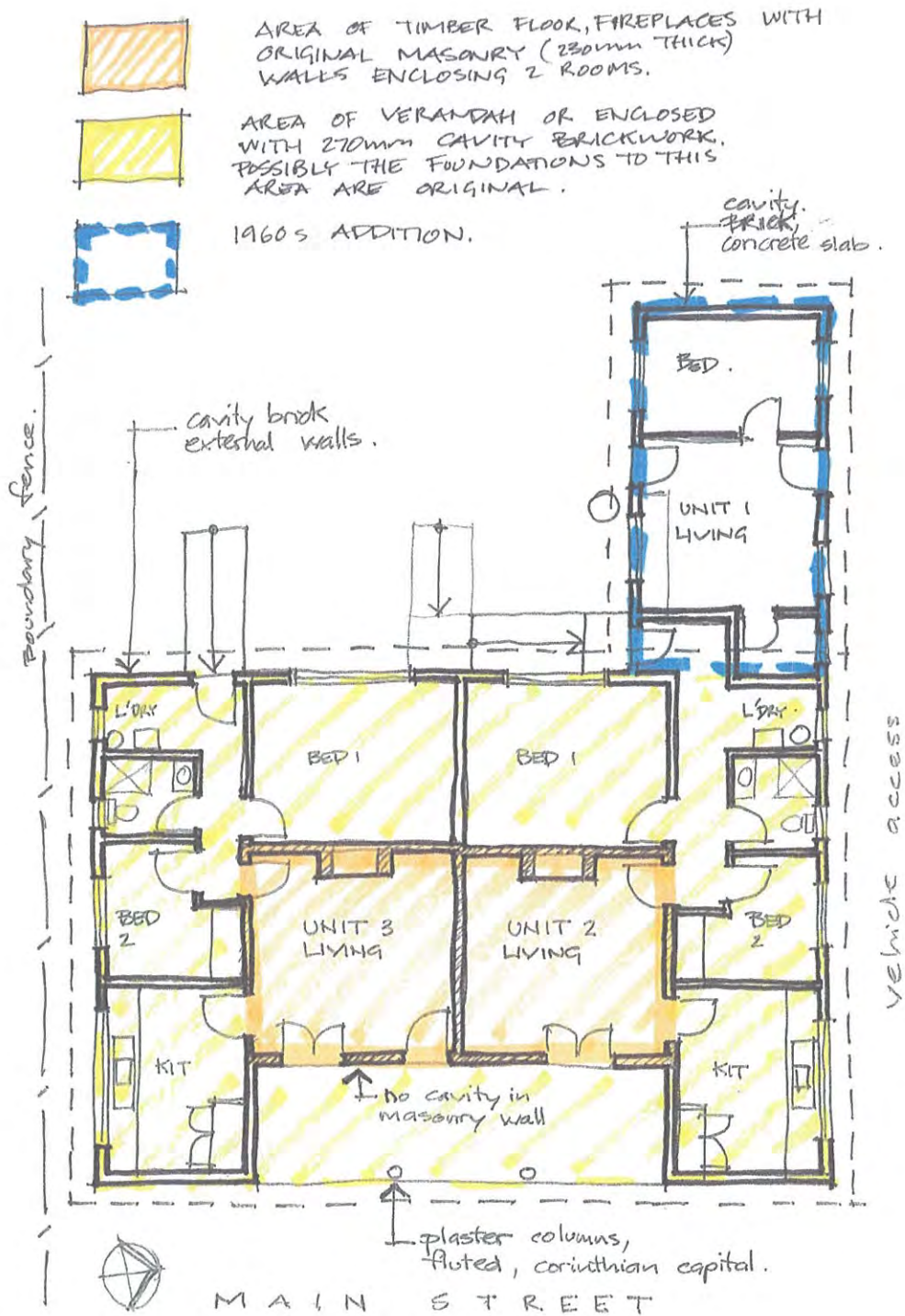


Figure 1 - Current floor plan

The existing floor plan consists of 3 self contained accommodation units. Note that the central 2 rooms appear to be original masonry, however only the external face of the front wall facing the verandah has been left unrendered.

4.0 SCHEDULE OF FINISHES

EXTERNAL

Area	Material	Finish	Significance
Roof	Corrugated Steel Galvanised, short sheets	-	S2
Gutters	squareline GI	Painted	N
Fascias & Barges	Timber	Painted	S1
Chimneys	rendered brick	Smooth face	S2
Posts	Cement plaster	Painted	S2
Walls	Clay Bricks – (terracotta and charcoal blend)	Smooth face	S4
	Clay Bricks (enclosure of broken roof areas)	Smooth face	N
Windows	Timber/aluminium mixture	Paint	N
	Aluminium	Anodised	N
Sills	Face brick	Face brick	N
Door – to front verandah	Timber, central door with glazed highlight over	Paint	S4
French doors to verandah	Timber/glass	Paint	S2
Doors – other	Timber	Paint	N

INTERNAL

Area	Material	Finish	Significance
Ceilings	Plasterboard	paint	N
Fireplaces - Living rooms of Units 2 & 3	Rendered brick	paint	S2
Walls	render	Paint	S2
	plasterboard	Paint	N
Doors	Timber	Paint	N
Architraves - to front verandah	Timber	Paint	S4
Architraves - other	Timber	Paint	N
Cornices – kitchens,	Timber	Paint	N
	Plaster	Paint	N

- The items identified with a capital S are considered to have some significance in relation to addressing the character and quality of the diverse heritage precinct that the building is part of. The items identified with a capital N are considered to have nil significance.
- The numbering 1 to 5 of the items deemed to have some significance is indicative of the level of significance. Hence level 1 is considered to have low significance, level 5 is deemed to have high significance.

5.00 STATEMENT OF HERITAGE SIGNIFICANCE

The Statement of Heritage Significance has been prepared after reviewing and evaluating the available history of the building, and the current Schedule of Materials and Finishes and type of construction. It is noted that major internal alterations have been made including the demolition or alteration of all the original internal arrangement and features.

The significance of the building is related to the following items.

- 1 The building's historical significance is clear due to the survival of the original face brick wall of the verandah on the Main Street elevation. The roof form is also typical of 19th century residential construction used in the Scone area.
- 2 The building's proximity and function as a residence located in close proximity to the business centre of Scone is unusual. Most residential buildings constructed in the 19th century have either been demolished or altered to bear no physical resemblance to their original style and appearance.
- 3 The type of construction and materials used for the earlier parts of the building are indicative of the time in which it was constructed. It bears some similarity to the style and character of some of the buildings located in the surrounding streets.
- 4 The significance embodied in the fabric of the building applies to the whole building, despite the fact that many of the original details and layout have been altered. *Note: remaining (existing) original wall construction is limited to the wall at the front.*
- 5 The building has local significance arising from the above facts.

6.00 IMPACT ASSESSMENT – BUILDING DEMOLITION

The following are questions that are required to be answered in the "Statement of Heritage Impact" guidelines produced by the NSW Heritage council

6.01 *The following aspects of the proposal respect or enhance the Heritage significance of the item for the reasons, as outlined.*

- The Development Application proposes the demolition of the building at no. 77 Main Street, Scone. Refer to the following figure 2.
 - *Proposed site layout*

- The retention of the building materials within the front fence and/or landscaped zone could be detailed in a manner that reinterprets the construction techniques used for the construction of the original residence.
- The historical significance of the existing building could be commemorated via a plaque engraved with wording as described in Section 1.0 above.

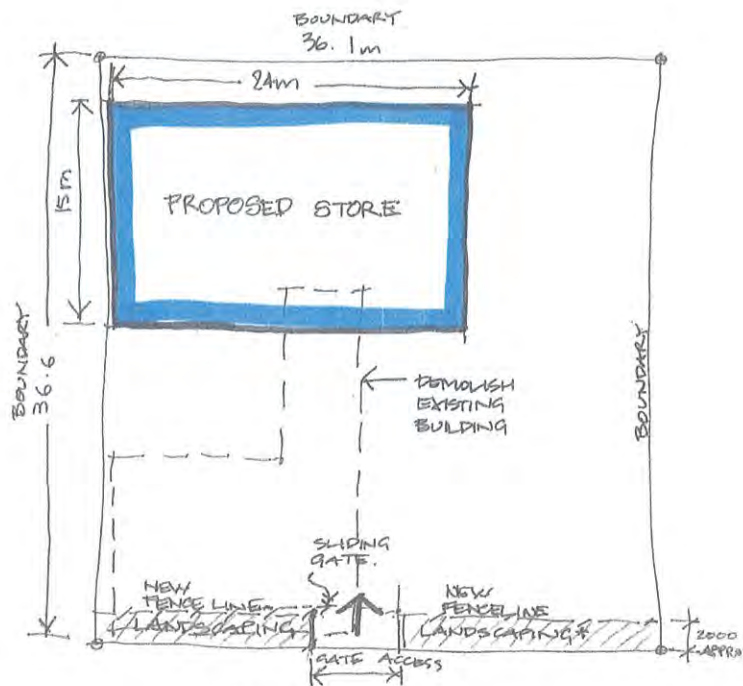


Figure 2 – Proposed Site Layout

6.02 *The following aspects of the proposal could detrimentally impact on the Heritage significance.*

- Demolition of the building on the grounds that it's retention will be unviable as an annexe or outbuilding for the new shed.

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

- Refurbishment: this is considered to be unviable. The style of construction, including the part timber, part concrete floor, will limit

the functionality and access to the site. The building would also require extensive upgrading to meet the current construction regulations and will require ongoing site maintenance.

- Partial Retention: The applicant has assessed the possibility of retaining the earliest part of the structure with a view for “Adaptive Re-use” of the building. The applicant believes this is not a workable solution for the reason that there will be limited opportunities to use the building after than for the purpose of storage. Appendix A includes 2 diagrams indicating options considered and discounted for the re-development on the site.
 - *Option A:*
 - *The retained portion of the existing building takes up over 16% of the site area.*
 - *The retained structure compromises the access point for the proposed delivery area.*
 - *The retention of the large building footprint, extending about 13m into the site, will compromise the site operations with potentially less than 6m wide space between the proposed Store and the existing building.*
 - *The perimeter masonry walls are regarded as having nil heritage value.*
 - *Option B:*
 - *The retained portion of the existing building takes up 9.5% of the site area.*
 - *The retained structure compromises the access point for the proposed delivery area.*
 - *The retained building footprint, as indicated, extends about 9.5m into the site, and will compromise the site operations.*
 - *The retention of such a large part of the structure will impede on the future development of the site.*
 - *The perimeter masonry walls are regarded as having nil heritage value, and are not matching the existing original construction. They would not be considered worthy of retention on the grounds of heritage.*

6.04 *Is demolition essential at this time or can it be postponed in case future circumstances make it's retention and conservation more feasible?*

- Demolition of the building is necessary on the grounds that it's retention will be unviable as an annexe or outbuilding for the new shed.

- The options have been considered to provide the needed accommodation in an alternative location that would be less intrusive on this heritage item. However the site of 77 Main Street has been identified as the most suitable location for the expansion of the applicant's business activities.

7.0 SUMMARY

The site on which the item is located is required to be cleared for re-development by the new owner, MacCallum Inglis, who are a key employer and service provider in the local economy.

The integrity of this residential building as a heritage structure has been detrimentally compromised by the 1960s additions and alterations, which are of little or no heritage significance. Because of the extensive changes made to the original building it is considered that the overall heritage impact of the demolition of this building is minimal.

References:

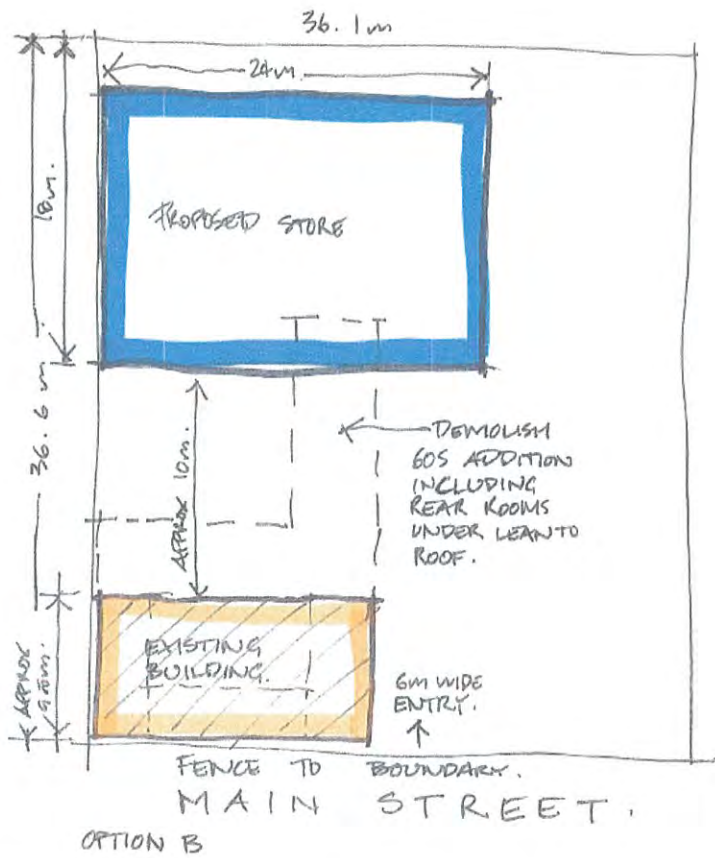
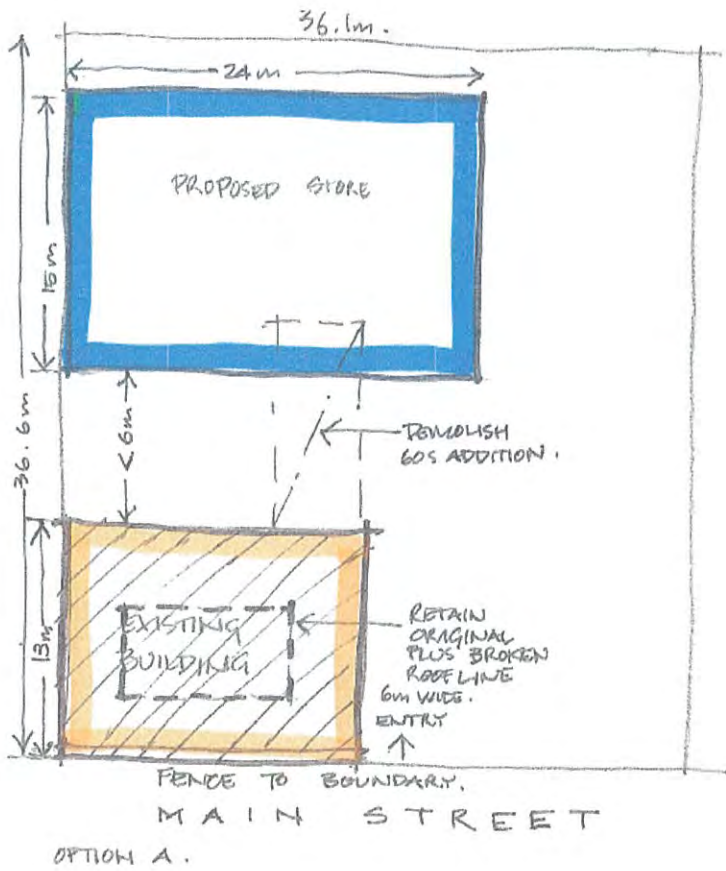
- (1) Wikipedia https://en.wikipedia.org/wiki/Scone,_New_South_Wales
- (2) Upper Hunter Local Environment Plan 2013 – Schedule 5
http://www.austlii.edu.au/au/legis/nsw/consol_reg/uhlep2013377/sch5.html
- (3) *Summary of Owners Report*, dated 20/12/2016, supplied by the Land & Property Information, Sydney
- (4) Edith Potter - *The Scone I remember*, Upper Hunter Historical Society ; 1981.
- (5) Aerial photograph taken in 1938; Upper Hunter Shire Council.

Nicholas Brown - Architect
Nominated Architect 6027

Studio Two Architecture
January 2017

Nicholas Brown - Architect

8.00 Appendix A: DEVELOPMENT OPTIONS



9.00 Appendix B: PHOTO COLLECTION



1938 Aerial view



Entrance door and highlight detail



Unit 2 Entrance doors



Views of 77 Main Street from street frontage





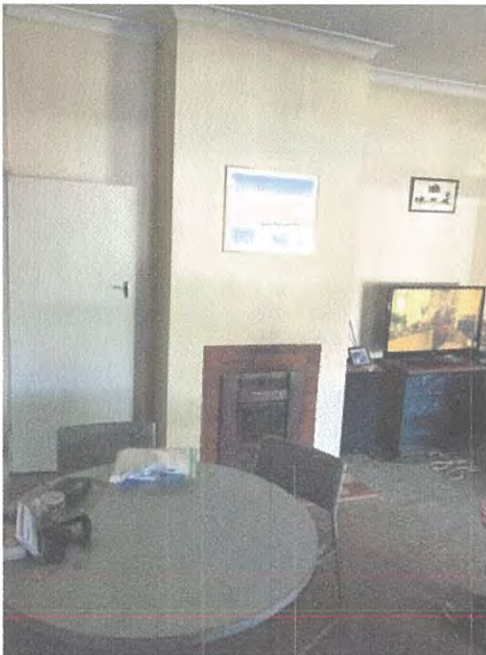
Exterior Views of 77 Main Street from rear and side



Rear view, indicating the lower roofed late 1960's addition on the left



Base of wall at the rear, showing how the original stone perimeter wall has been used to retain the fill and support the concrete slab and cavity brickwork of the 1960's addition.



Views of Unit 3, 77 Main Street - internal view



Views of 77 Main Street - internal views