

STATEMENT OF HERITAGE IMPACT

27 Oaks Street, Thirlmere

February 2018



27 OAKS STREET, THIRLMERE

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1.0

INTRODUCTION

1.1 REPORT OVERVIEW

This report has been prepared to accompany a development application for the proposed redevelopment of 27 Oaks Street, Thirlmere.

It evaluates the proposed development, designed by Ken Powell Architect.

This report concludes that the proposal will have an acceptable heritage impact.

1.2 REPORT OBJECTIVES

The main objective of this Statement of Heritage Impact is to determine the suitability of the design and the heritage impact of the proposal in relation to the provisions established by Wollondilly Council and by the NSW Office of Environment and Heritage, Heritage Division guidelines.

1.3 METHODOLOGY AND STRUCTURE

This Statement of Heritage Impact has been prepared in accordance with guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Significance, 2013*, known as *The Burra Charter*, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, *NSW Heritage Manual*.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of *The Burra Charter*. The *NSW Heritage Manual* explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

1.4 SITE IDENTIFICATION

The subject site at 27 Oaks Street, Thirlmere, is located on the northern side of Oaks Street, near its



Figure 1.1
Location map showing the subject site approximately outlined in red.
Source: NSW LPI SIX Maps Website

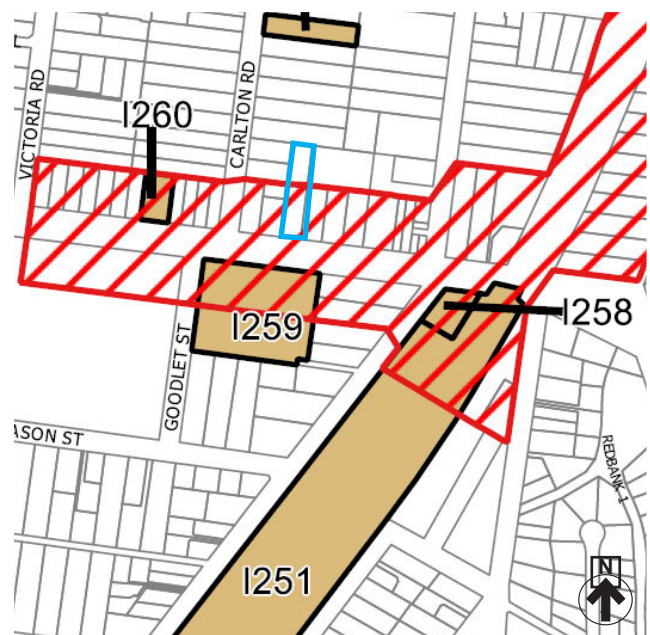


Figure 1.2
Extract from the LEP Heritage Map 008C showing the subject site outlined in blue. Heritage items in the vicinity are shaded brown, and the conservation area is indicated by red hatching
Source: NSW Government Legislation Website

intersection with Carlton Road. It is described by NSW Land and Property Information (LPI) as Lot 3, Section C, DP 1569.

1.5 HERITAGE MANAGEMENT FRAMEWORK

The subject property is **not** listed as an item of heritage significance in any statutory instrument. However, it is located in the *Thirlmere Urban Conservation Area*, listed as a conservation area of local significance in Schedule 5 of the *Wollondilly Local Environmental Plan (LEP) 2011*.

The subject site is also located in the vicinity of a number of items listed in Schedule 5 of the *Wollondilly LEP 2011*, as items of local heritage significance, the closest being:

- I259, Thirlmere Public School and Residence at 10 Oaks Street; and
- I260, Kungla supermarket sign at 39 Oaks Road

As such, the property is subject to the heritage provisions of the *Wollondilly LEP 2011* and the *Wollondilly Development Control Plan (DCP) 2016* under the *Environmental Planning and Assessment Act 1979*. Wollondilly Council must take into consideration the potential impact of any proposed development on the heritage significance of the conservation area, and the heritage significance of the listed items in the vicinity of the subject site.

1.6 AUTHORSHIP

This report has been prepared by Lara Goldstein, Senior Heritage Consultant, and Kaylie Beasley, Senior Heritage Consultant, of GBA Heritage and has been reviewed by the Director, Graham Brooks. Unless otherwise noted, all of the photographs and drawings in this report are by GBA Heritage.

1.7 COPYRIGHT

Copyright of this report remains with the author, GBA Heritage.

1.8 REPORT LIMITATIONS

While this report is limited to the analysis of European cultural heritage values, GBA Heritage recognises that for over forty thousand years or more Aboriginal people occupied the land that was later to be claimed

as a European settlement.

Recommendations have been made on the basis of documentary evidence viewed and inspection of the existing fabric.

Archaeological assessment of the subject site is outside the scope of this report.

This report only addresses the relevant heritage planning provisions and does not address general planning or environmental management considerations.

This report is based on review of the following drawings:

Architectural drawings by Ken Powell Architect

- DA.01, Cover Page, Revision A
- DA.02 Site Plan with GF Plan & Location + Context Plan, Revision A
- DA.03, Basement, Level 1 + Roof Plan
- DA.04, Elevations + Sections, Revision A
- DA.08, Materials and Finishes Schedule, Revision A

Landscape drawings by HLS Pty Limited

- L01, Landscape Concept Plan, Issue P4
- L02, Landscape Concept Plan - First Floor, Issue P1

2.0

SITE DESCRIPTION

2.1 URBAN CONTEXT

The subject site is located within the *Thirlmere Commercial Precinct* as described within the *Wollondilly DCP 2016*. The precinct extends westwards along the northern side of Oaks Street, between Westbourne Avenue and Carlton Road.

The development surrounding the site is dominated by a combination of commercial and institutional buildings. Residential development, such as the subject property, is concentrated towards the western end of Oaks Street.

The site is situated between two single storey, late-twentieth century commercial buildings and across from the heritage-listed *Thirlmere Public School & Residence*. Overall, the streetscape is consistent in terms of its low scale, however, the introduction of contemporary commercial buildings along the northern side of Oaks Street, has somewhat diminished the integrity of the this late nineteenth century streetscape along this particular section of Oaks Street.

The main public views of the subject building are of its southern, western and eastern facades. Views are evident from the subject building towards the *Thirlmere Public School & Residence*, which is located directly to the south, across Oaks Street. Views to the heritage-listed *Kungla supermarket sign*, which is situated further westwards on the northern side of Oaks Street, are limited.

2.2 DESCRIPTION OF THE BUILDING

The relatively flat site presents to Oaks Street and is orientated north to south. A detached structure is sited in the southern portion of the property allotment, with a large rear undeveloped area extending from the structure to the northern property boundary. In contrast to the adjacent commercial buildings, the subject building has a significant setback from Oaks Street.

The subject building is a single storey detached painted brick residential dwelling. It presents to the street as a late nineteenth century workers cottage with corrugated iron hipped roof and timber front verandah. The brickwork along the eastern and western (side)

elevations indicates that the building has been extended at the rear (refer to Figure 5.2). It is highly likely that the original building included a rear lean-to on the northern side, which was then incorporated into further later extensions. Internally, particularly in the front (southern) portion, the building retains several original features including fireplaces and ceilings.

The front garden has a low timber picket fence and to the rear there is a small shed, with access via a driveway running along the eastern (side) boundary.



Figure 2.1
The primary elevation of 27 Oaks Street, Thirlmere, looking from Oaks Street



Figure 2.2
Primary (southern) and side (western) elevations of the subject building, from Oaks Street



Figure 2.3
Existing built character along the northern side of Oaks Street in the *Thirlmere Conservation Area*. The subject site is indicated by a red arrow



Figure 2.4
Primary (southern) and side (eastern) elevations of the subject building, from Oaks Street. The driveway to the rear of the property is on the right



Figure 2.5
Detail of the side (eastern) elevation of the subject building showing the apparent change in brickwork, indicated by a red arrow



Figure 2.6
Rear (northern) elevation of the subject building from the rear garden



Figure 2.7
View of the rear garden and subject building from the north western corner of the site



Figure 2.8
View of rear garden area. Existing showing existing built form on neighbouring properties to the north and west of the site are also visible



Figure 2.9
Heritage item, *Kungla Supermarket Sign*, at 39 Oaks Street



Figure 2.10
Heritage item, *Thirlmere Public School & Residence*, directly to the south of the subject site at 10 Oaks Street.



Figure 2.11
View towards the northern side of Oaks Street showing the proximity of the subject site to heritage item, *Kungla Supermarket Sign*. The site is indicated by the arrow and the heritage item is circled.



Figure 2.12
View eastwards along Oaks Street from heritage item, *Kungla Supermarket Sign* towards the subject site. Note that the site is not highly visible.



Figure 2.13 (above)
Interior view of subject building. View of original ceiling located within front (southern) portion.
Source: Ken Powell Architect

Figure 2.14 (right)
Interior view of subject building. View along hallway located within front (southern) portion.
Source: Ken Powell Architect



3.0

ESTABLISHED HERITAGE SIGNIFICANCE

3.1 ESTABLISHED SIGNIFICANCE OF THE THIRLMERE CONSERVATION AREA

The subject site, 27 Oaks Street, Thirlmere, is located within the boundaries of the *Thirlmere Conservation Area* which is listed as an item of local heritage significance on Schedule 5 of the *Wollondilly LEP 2011*.

The NSW Heritage Inventory contains the following information for database entry number 2690784, *Thirlmere Conservation Area*:

Statement of Significance:

A compact area containing the core of 19th century buildings in Thirlmere, centred around the railway. Local significance for its collection of late 19th century buildings, commercial, community and residential, reflecting the major phase of development in Thirlmere. The area contains a number of important buildings, including the station master's cottage and significant commercial buildings relating to the construction of the southern rail line. The Conservation Area contains local significance as a village centre and an excellent and highly intact late 19th century streetscape relating to the construction of the southern rail line. Many of the residences relate directly to the construction of the line and the main street generally reflects the railway village character of Thirlmere.

3.2 CONTRIBUTION OF SUBJECT SITE TO THE CONSERVATION AREA

The *Wollondilly DCP 2016* includes the following character description of the *Thirlmere Conservation Area*:

The Conservation Area contains local significance as a village centre and a relatively intact late 19th century streetscape relating to the construction of the southern railway line. Many of the residences particularly along Thirlmere Way, relate directly to the construction of the line and the commercial buildings in the main street generally reflect the

railway village character of Thirlmere. Thirlmere is known to railway enthusiasts as the home of the NSW Rail Transport Museum (otherwise identified as Thirlmere Rail Heritage Centre).

Further significant themes contributing towards the heritage of Thirlmere include the timber industry, early pastoralist and agricultural pursuits in the surrounding district, the building of the Queen Victoria Hospital for sufferers of tuberculosis in 1886, and the post World War I and II migration of Estonians who settled west of the village and were significant contributors towards the development of poultry production in the Shire.

The first major impetus to development was the 1882 subdivision of Creighton's 1850 grant and a total of three main subdivisions completed during the 1880s, which formed the basis of Thirlmere's settlement pattern today. This minor land boom led to the construction of several substantial buildings including shops, the Welcome Inn, the public school (1888) and the railway station. Thirlmere railway station, originally called Redbank was opened in 1883.

Based on our understanding of the character and significance of the *Thirlmere Conservation Area*, we consider the subject site to be **contributory** as it provides a good example of a late nineteenth century workers cottage

3.3 ESTABLISHED SIGNIFICANCE OF THE HERITAGE ITEMS IN THE VICINITY OF THE SUBJECT SITE

There are a number of individually listed heritage items in the vicinity of the subject site. These are listed as items of local heritage significance on Schedule 5 of the *Wollondilly LEP 2011*.

The NSW Heritage Inventory contains the following information for database entry number 2690177, *Thirlmere Public School & Residence*:

Statement of Significance:

Thirlmere Public School has historical and social significance through the evidence it provides of the pattern of residential growth and importance of the town in the late nineteenth century. The main school building also has aesthetic significance as a typical representative example of a modest, late Victorian, country school building which still retains much of its important original character and detailing. The former Thirlmere Schoolhouse has historical and social significance as an important early component of the Thirlmere School Group which provides evidence of the residential growth and importance of the town in the late nineteenth century. The building is also an interesting example of late Victorian school residence which still retains important original components and fabric..

Description:

A single storeyed, L-shaped school building of painted brickwork with a corrugated iron-clad, gabled roof and a skillion roofed verandah along the front elevation. Two painted brickwork chimneys with simple, corbelled brickwork neck mouldings protrude through the front roof. Detailing is generally simple. Windows are timber framed sashes. The west end of the front verandah has been infilled with weatherboarding.

The main school building is surrounded by a number of other classrooms including early twentieth century weatherboard structures and more recent additions to the rear. An early cast iron school bell is mounted on a post in front of the main building.

The building generally appears in quite good condition but in need of minor maintenance and painting

The NSW Heritage Inventory contains the following information for database entry number 2690809, *Kungla Supermarket Sign*:

Statement of Significance:

Significance as the only Estonian language commercial sign in Thirlmere. Evidence of Estonian community settlement of the area. The supermarket is a recent utilitarian building of low architectural merit, and the sign is its only item of significance.

4.0

DESCRIPTION OF THE PROPOSAL

The proposed development, designed by Ken Powell Architect, is detailed in the plans and Statement of Environmental Effects that accompany this application. It includes the following works:

- General make good works to front (southern) portion of the existing building;
- Removal of non-original fittings in kitchen and associated bathroom space located in front (southern) portion of building;
- Partial demolition of the rear eastern wing of existing building;
- Reconfigure internal layout of the rear (northern) portion of existing building, including removal/installation of walls, relocation of doorways and demolition of fireplace;
- Creation of new outdoor courtyard area in place of existing rear eastern wing, including installation of new timber-framed doors and timber awning;
- Construction of single-storey storage area at rear of existing building;
- Removal of rear garden shed;
- Construction of new two storey mixed-use development with basement carparking to the rear of existing building;
- Installation of new access ramp along eastern elevation of existing building; and
- Landscaping works including installation of new front picket fence along new alignment, new boundary fences and walls, new paving and various plantings throughout the site.

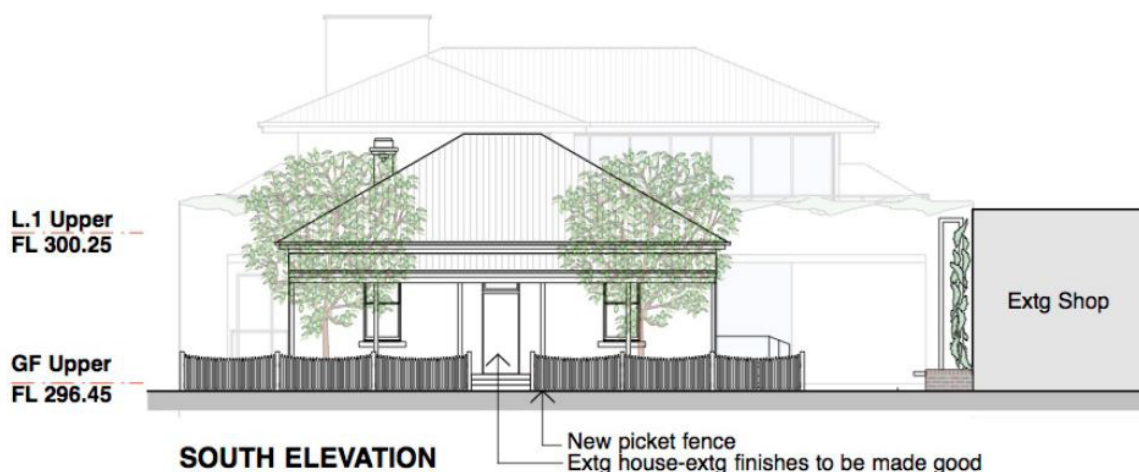


Figure 6.1
Southern (primary) elevation of the proposed development.
Source: Ken Powell Architect



Figure 6.2
Partial view of eastern elevation of the proposed development.
Source: Ken Powell Architect



Figure 6.3
Partial view of western elevation of the proposed development.
Source: Ken Powell Architect

5.0

ASSESSMENT OF HERITAGE IMPACT

5.1 INTRODUCTION

This Statement of Heritage Impact has been prepared in relation to the following impact assessment criteria: the *Wollondilly Local Environmental Plan (LEP) 2011*, the *Wollondilly Development Control Plan (DCP) 2016* and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*.

This section of the report provides a detailed analysis of the statutory controls applying to this site, with regard to heritage.

5.2 CONSIDERATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION

The NSW Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) has published a series of criteria for the assessment of heritage impact. The relevant 'questions to be answered' in the *NSW Heritage Manual* 'Statements of Heritage Impact', provided below, have been considered in the preparation of our assessment:

- *The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:*
- Retention of the bulk of subject cottage (presenting to Oaks Street);
- Major development is limited to the rear of the site and in areas of the subject building which have already been modified or are later additions that do not contribute to its significance and which are not readily visible from the streetscape.
- Retains logical layout of rooms and internal spaces within the front (southern) portion of the subject building;
- Retention of a well-landscaped setback from Oaks Street;
- Physical separation between the rear of subject building and new mixed-use development;
- Incorporation of characteristic scale and materials

for the conservation area including brick and corrugated metal; and

- No significant views to or from the heritage items or conservation area would be obstructed by the proposed works.

Major/Minor Partial Demolition

- *Is the demolition essential for the heritage item to function?*
- *Are particular features of the item affected by the demolition (e.g. fireplaces in buildings)?*
- *Is the detailing of the partial demolition 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?*

Comment

The following demolition works are proposed:

- Demolition of the rear eastern wing of the subject building;
- Removal of non-original fittings from kitchen and associated bathroom space located in front (southern) portion of building;
- Removal of internal walls, fireplace and creation of new door spaces in the rear section of the subject building; and
- Removal of existing rear garden shed.

Major demolition works will be limited to the rear of the subject building, namely the eastern wing. This wing has been identified as a later addition to the building and does not contribute to its significance as an example of a late nineteenth century workers cottage. As a result, demolition will have no impact on the legibility of the original building envelope and the principal building form will be conserved.

The proposed demolition of the rear garden shed would have no adverse heritage impact as it is a relatively contemporary structure that is not visible from the streetscape and does not contribute to the significance of the subject building as a late nineteenth century workers cottage.

Minor demolition works, including the removal of non-original fittings and other elements located within the rear section of the building, would be confined to the interior of the subject building. The proposed works would have no impact on the legibility of the original building envelope or the presentation of the subject building to the Oaks Street streetscape. The primary southern elevation of the subject building would be retained.

The proposed removal of an existing fireplace would have a low heritage impact as it may be original fabric, however, the proposal intends to conserve the two fireplaces located within the front section of the building, and their chimneys, thereby ensuring that a representative example will be retained. Additionally, the removal of the fireplace would have no impact on the contribution of the subject building to the significance and character of the conservation area.

While the proposed demolition is not essential for the subject building to function as a residential dwelling, the current owners want to optimise use of the site and its location within the *Thirlmere Commercial Precinct*. The proposed development allows for residential use on the site to continue while limiting the proposed change required to occur to the subject building which would be necessary to meet contemporary use standards. The proposed development provides a balance between the conservation of the subject building and the requirements of the owners.

Change of Use

- *Has the advice of a heritage consultant or structural engineer been sought? Has the consultant's advice been implemented? If not, why not?*
- *Does the existing use contribute to the significance of the heritage item?*
- *Why does the use need to be changed?*
- *What changes to the fabric are required as a result of the change of use?*
- *What changes to the site are required as a result of the change of use?*

Comment

GBA Heritage has been working in collaboration with the architect throughout the design development stage in order to reach a solution that sympathetically responds to heritage significance.

The site is located within the *Thirlmere Urban Conservation Area* and contributes positively to its character and significance as a good example of a late nineteenth century workers cottage.

It is proposed that the subject building be converted from residential to commercial with more contemporary

residential apartments being located in the new development towards the rear of the site.

As discussed, the subject building is not a listed heritage item, however it is located within a conservation area. Therefore from a heritage perspective the proposed change of use should be considered in the context of the conservation area and its impact on the contribution which the subject building makes to it. In this context the proposed change of use would have little impact on the significance of the conservation area. Its operation as a commercial building would not interfere with its legibility as a late nineteenth century workers cottage and its contribution to the Oaks Street streetscape.

The most significant changes to the site resultant from the proposed change of use would be the demolition of the rear eastern wing and the interior changes to the rear of the house in order to create a functional and serviceable café space. These changes would not be highly visible from the streetscape, however, it is proposed to install timber framed doors and awning in order to be sympathetic with the character of the conservation area.

Equitable access ramp would be installed along the eastern elevation of the building and connect with the adjacent verandah. This structure is necessary for the operation of a commercial building and would represent a minor addition to the site. GBA Heritage would recommend that the ramp be a free-standing structure timber structure in order to ensure alteration to heritage fabric.

The proposal would maintain the understanding of the building's original use.

Minor additions

- *How is the impact of the addition on the heritage significance of the item to be minimised?*
- *Can the additional area be located within an existing structure? If no, why not?*
- *Will the additions tend to visually dominate the heritage item?*
- *Is the addition sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?*
- *Are the additions sympathetic to the heritage item? In what way (eg form, proportions, design)?*

Comment

In this case the minor additions relate to the following:

- Installation of new walls in rear section of subject building;
- Creation of new courtyard area in place of existing rear eastern wing, including installation of new timber-framed doors and timber awning; and
- Installation of new access ramp along eastern elevation.

The proposed additions would be largely limited to the rear and side elevations of the subject building. They would not interfere with the presentation of the site to Oaks Street.

Equitable access ramp would be installed along the eastern elevation of the building and connect with the adjacent verandah. This structure is necessary for the operation of a commercial building and would represent a minor addition to the site. GBA Heritage would recommend that the ramp be a free-standing structure timber structure in order to ensure alteration to heritage fabric.

Although archaeological assessment is outside the scope of this report it is noted that should any unexpected relics be disturbed during the works, they must be managed under the Archaeological provisions of the NSW Heritage Act.

New Development Adjacent to a Heritage Item

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*
- *Why is the new development required to be adjacent to a heritage item?*
- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*
- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*
- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*
- *Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?*
- *Will the additions visually dominate the heritage item? How has this been minimised?*
- *Will the public, and users of the item, still be able to view and appreciate its significance?*

Comment

The subject site is located within the boundaries of the *Thirlmere Urban Conservation Area* and is not located immediately adjacent to any individually listed heritage item. The closest heritage item to the site is Thirlmere Public School and Residence and it is physically and visually separated from it by the Oaks Street roadway. Similarly, the other heritage item located in the vicinity, Kungla supermarket sign is separated from the site by intervening development and Carlton Street. As such, there will be no adverse impact on the established heritage significance of these items.

There will be no changes to the existing curtilages around the heritage items in the vicinity of the site.

No significant views to and from the heritage items in the vicinity of the site have been identified. Although the proposed development will be seen in some views from the listed items, there will be no adverse impact resulting from the minor changes to the urban context.

New development is sited to the rear of the subject building and it is considerate in terms of scale. The physical setback between the existing and the new aids in ensuring that the new does not dominate the old with its slightly larger scale. Courtyard space will assist the transition from existing to proposed new and create additional separation between the buildings. Ensuring that the new development does not overwhelm the subject building. Additionally the stepped rear building façade will provide a transition between the old and new elements on the site.

The new development is obviously contemporary, however, will be in keeping with the general scale and materiality of the Oaks Street streetscape and is, therefore, considered sympathetic to the heritage items in the vicinity. The new development respects the predominate one-two storey scale of the conservation area and makes reference to the subject building through the use of a hipped roof form and the utilisation of brick and corrugated metal roof.

Although archaeological assessment is outside the scope of this report it is noted that should any unexpected relics be disturbed during the works, they must be managed under the Archaeological provisions of the NSW Heritage Act.

New Landscape Works and Features

- *How is the impact of the new development on the heritage significance of the existing landscape been minimised?*
- *Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?*
- *Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?*
- *Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?*
- *How does the work impact on views to, and from, adjacent heritage items?*

Comment

GBA Heritage has been working in collaboration with the architect throughout the design development stage in order to reach a solution that sympathetically responds to the existing landscape and the historic dwelling.

The main landscaping evident within the site is located along the southern streetfront elevation and this would be retained. The realignment of the fence closer to the footpath would not have a detrimental impact on the existing front setback of the subject building from the street.

The proposed landscaping would complement the symmetrical nature of the garden and the picket fence would be maintained which is in keeping with the *Thirlmere Urban Conservation Area*. The proposed works would also retain the subject building within a landscaped setting.

5.3 HERITAGE OBJECTIVES OF THE WOLLONDILLY LEP 2011

The proposed development is considered to be acceptable, from a heritage perspective, for the following reasons:

- Retains the historic cottage with major works limited to the rear of the subject building.
- The proposed scale, roof form and materials of the new residential development will be in keeping with the character of the area and is considered sympathetic to the adjacent heritage items and conservation area.
- No significant views to and from the heritage items elsewhere in the conservation area would be

obstructed by the proposal.

- The public's ability to appreciate the significance of the heritage items and conservation area would be retained.
- The significance of the subject building, and its ability to contribute to the streetscape and the *Thirlmere Conservation Area*, will be retained.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *Wollondilly LEP 2011*, which are:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Wollondilly,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*

5.4 HERITAGE GUIDELINES OF THE WOLLONDILLY DCP 2016

The proposed development is generally consistent with the guidelines of the *Wollondilly DCP 2016* that relate to development in conservation areas and in the vicinity of heritage items:

- Volume 1, Part 5, Colonial heritage (General); and
- Volume 1, Part 6, Heritage (Specific Locations).

The analysis in Section 6.3 of this report demonstrates that the proposal is consistent with these objectives.

5.5 RECOMMENDED MITIGATION MEASURES

The proposed new access ramp to be installed along the eastern elevation should minimise its impact on original fabric. It should be a self-supporting structure and in a material that is sympathetic to the conservation area, such as timber.

6.0

CONCLUSIONS AND RECOMMENDATIONS

6.1 CONCLUSIONS

- 27 Oaks Street, Thirlmere, is **not** listed as an item of heritage significance in any statutory instrument.
- It is located within the *Thirlmere Conservation Area* and is in the vicinity of the listed heritage items at 10 Oaks Street (Thirlmere Public School and Residence) and 39 Oaks Street (Kungla supermarket sign).
- The proposal would not interfere with the legibility of the subject building as a good example of a late nineteenth century workers cottage.
- The proposed scale and materiality of the new residential development would be in keeping with the general character of the area and is considered sympathetic to the heritage items in the vicinity and the conservation area.
- Views to the heritage items in the vicinity and the conservation area would not be obstructed by the proposed development
- The significance of the subject building, and its ability to contribute to the streetscape and the *Thirlmere Conservation Area*, will be retained.
- The proposed development will have no physical impact on the heritage items in the vicinity of the site.
- The proposed development does not generate any adverse impact, as existing views and the setting of the heritage items in the vicinity are retained.
- The proposed new building at the rear of 27 Oaks Street has been designed to reduce visual dominance, while being in keeping with the existing scale and character of the streetscape and the *Thirlmere Conservation Area*.
- The proposed development is consistent with the heritage requirements and guidelines of the *Wollondilly LEP 2011* and the *Wollondilly DCP 2016*.

- Should any unexpected relics be disturbed during excavation of the site, they must be managed under the Archaeological provisions of the *NSW Heritage Act*.

6.2 RECOMMENDATIONS

- Council should have no hesitation, from a heritage perspective, in approving the application.

7.0

BIBLIOGRAPHY

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