

BOWRAL

URBAN CONSERVATION

AREA EXTENSION

STUDY

DRAFT

August 2003



EXECUTIVE SUMMARY

Authorship

This study was prepared by Andrea Humphreys, Historian & Heritage Consultant, in her capacity as Heritage Adviser to Wingecarribee Shire Council.

Date of Issue

Street surveys were undertaken in June 2003. This draft was completed on 14th August 2003.

Methodology

The area surveyed was based on the proposed BUCA extension area identified by Council in June 2003. A buffer zone of approximately one additional street on all boundaries was included in the physical survey to ascertain the appropriateness of this proposed boundary. During the course of fieldwork it became apparent that the area encompassing Holly, Shepherd and Elm Streets was rich in potential heritage items and contained significant streetscapes. The southern boundary of the proposed area was therefore extended to include this zone. It also became apparent during the fieldwork phase of this project that the significant portion of Merrigang Street was not restricted to the western end of the street (as initially proposed). Surveys of Merrigang Street were therefore extended to the eastern extremity of the street.

Following the street surveys, all potential heritage and contributory items were analysed in terms of their architectural values and streetscape contribution and then assessed against heritage values. The bulk of identified items were given the status of "contributory" which can be defined as those items that "contribute to the overall setting and streetscape character, are representative of a significant period of development, but have undergone some degree of change and/or do not merit individual heritage listing." A number of items identified during the course of fieldwork were later eliminated following more thorough analysis. The remaining proposed heritage and contributory items were then plotted on a subdivision plan (see plan attached) of the proposed conservation zone, thus providing the basis for the proposed boundary.

The area was divided into 13 street-based precincts as follows:

Precinct No. 1 – Banksia Street
Precinct No. 2 – Boolwey Street*
Precinct No. 3 – Church Street*
Precinct No. 4 – Edward Street*
Precinct No. 5 – Elm Street*
Precinct No. 6 – Daphne Street
Precinct No. 7 – Glebe Street*

Precinct No. 8 – Holly Street*
Precinct No. 9 – Jasmine Street
Precinct No. 10 – Merrigang Street*
Precinct No. 11 – Shepherd Street*
Precinct No. 12 – St Jude Street*
Precinct No. 13 – Una Street



Those precincts denoted with an asterisk have been identified as having heritage streetscape values and are regarded as significant streetscapes, worthy of conservation, within the BUCA. These streetscapes are coloured in light green on the accompanying plan.

Analysis of the key components contributing to the important streetscape character of each precinct has provided the basis for planning implications/recommendations. These recommendations have been kept deliberately broad, to allow for future development within these areas but are aimed principally at maintaining and conserving the streetscape character and heritage values of each precinct.

Heritage and Contributory Items

The following items were identified as **heritage items** and should be included in the Wingecarribee Shire LEP as items of environmental heritage:

- | | | | |
|-----|------------------|-----|------------------|
| 1. | 3 Boolwey St | 23. | 166 Merrigang St |
| 2. | 36 Boolwey St | 24. | 148 Merrigang St |
| 3. | 34 Boolwey St | 25. | 124 Merrigang St |
| 4. | 1A Church St | 26. | 122 Merrigang St |
| 5. | 7 Church St | 27. | 120 Merrigang St |
| 6. | 9 Church St | 28. | 186 Merrigang St |
| 7. | 9 Edward St | 29. | 145 Merrigang St |
| 8. | 5 Elm St | 30. | 85 Merrigang St |
| 9. | 9 Elm St | 31. | 7 Shepherd St |
| 10. | 10 Elm St | 32. | 11 Shepherd St |
| 11. | 11 Elm St | 33. | 23 Shepherd St |
| 12. | 13 Elm St | 34. | 71 Shepherd St |
| 13. | 26 Elm St | 35. | 60 Shepherd St |
| 14. | 6A Daphne St | 36. | 52 Shepherd St |
| 15. | 6 Holly St | 37. | 38 Shepherd St |
| 16. | 8 Holly St | 38. | 67 Shepherd St |
| 17. | 20 Holly St | 39. | 19 St Jude St |
| 18. | 22 Holly St | 40. | 17 St Jude St |
| 19. | 29 Holly St | 41. | 20 Una St |
| 20. | 101 Merrigang St | 42. | 10 Una St |
| 21. | 174 Merrigang St | 43. | 6 Una St |
| 22. | 170 Merrigang St | | |

(These items can be easily identified in the data sheets by a red circle in the top right corner of the page).

The following items have been identified as **contributory items** and should be given appropriate consideration in future planning for the area:

- | | | | | | |
|----|---------------|----|---------------|----|---------------|
| 1. | 7 Banksia St | 4. | 30 Boolwey St | 7. | 36 Boolwey St |
| 2. | 10 Banksia St | 5. | 32 Boolwey St | 8. | 35 Boolwey St |
| 3. | 11 Banksia St | 6. | 33 Boolwey St | 9. | 43 Boolwey St |



10. 70 Boolwey St	29. 22 Glebe St	48. 105 Merrigang St
11. 5 Church St	30. 24 Glebe St	49. 109 Merrigang St
12. 4 Church St	31. 45 Glebe St	50. 115 Merrigang St
13. 3 Edward St	32. 5 Holly St	51. 117 Merrigang St
14. 4 Edward St	33. 4 Holly St	52. 173 Merrigang St
15. 5 Edward St	34. 7 Holly St	53. 180 Merrigang St
16. 7 Edward St	35. 9 Holly St	54. 164 Merrigang St
17. 9 Edward St	36. 10 Holly St	55. 156 Merrigang St
18. 1 Elm St	37. 15 Holly St	56. 132 Merrigang St
19. 2 Elm St	38. 17 Holly St	57. 116 Merrigang St
20. 3 Elm St	39. 18 Holly St	58. 112 Merrigang St
21. 5 Elm St	40. 45 Holly St	59. 100 Merrigang St
22. 6 Elm St	41. 5 Jasmine St	60. 98 Merrigang St
23. 7 Elm St	42. 10 Jasmine St	61. 94 Merrigang St
24. 6 Daphne St	43. 63 Merrigang St	62. 1 Shepherd St
25. 12 Glebe St	44. 77 Merrigang St	63. 39 Shepherd St
26. 16 Glebe St	45. 81 Merrigang St	64. 61 Shepherd St
27. 18 Glebe St	46. 83 Merrigang St	65. 40 Shepherd St
28. 20 Glebe St	47. 95 Merrigang St	66. 4 Una St

Planning Implications & Recommendations

It is the conclusion of this report that St Jude, Boolwey, Holly, Shepherd, Elm, Una and Merrigang St (extending east to McDonald St) be included in the BUCA. It is further recommended that all of these streets, with the exception of Una St, be recognised in relevant planning instruments as significant streetscapes. Additionally, Church and Edward Streets (included in the existing BUCA) should be recognised as significant streetscapes within the BUCA. Planning recommendations are provided for each of the 13 identified precincts in the body of this study, but in summary, the main recommendations are that:

1. SEPP5 type development be prohibited within the BUCA in its entirety;
2. Single-storey construction is preferred over 2-storey construction (although this may be considered in some instances);
3. Single occupancy is preferred over dual occupancy (although dual occupancy may be considered in some instances);
4. Key elements of significant streetscapes are retained and conserved including street trees, road widths, absence of kerb & guttering (in some precincts only) and overall scale of development;
5. The character of each significant streetscape is recognised and respected by future development in terms of scale, form, set backs and materials.
6. New development should be considered within the context of each streetscape and to ensure that new development makes a positive contribution to these streetscapes.

HERITAGE LISTING: A POSITIVE FOR OWNERS.

Have you noticed headings like these in the property section of your local newspaper lately: "Full of character", "Loads of charm", "Remembering Yesteryear"? Chances are, these headlines are referring to an historic house, an elderly terrace or a charming cottage. They may even refer to a heritage-listed property. There is growing evidence to support the view that heritage listing has a positive impact on property values, and real estate advertisements are starting to reflect this.

The main reason why people purchase heritage buildings is because they like them. And they like them for all sorts of reasons. It may be because of their character, or well established gardens. They may have wonderful settings or pose the challenge of renovation, which so many people relish.

Owning a heritage-listed property brings other advantages:

- Heritage listing provides certainty for owners, neighbours and intending purchasers. This is important when people are looking for a particular environment within which to live and work. It explains why certain suburbs, towns, villages and rural properties are sought after.
- Protection of an item also requires the local council to consider the effect of any proposed development in the area surrounding heritage items or conservation areas. This is positive as it ensures an appropriate context for heritage items.
- It confirms a heritage status that is a source of pride for many people. This status can be very useful for commercial operators in their advertising.
- The assessment process leading to listing often unearths new information on the history and style of the item.
- Through flexibility clauses in local environmental plans, owners of heritage items can request councils to agree to land use changes, site coverage and car parking bonuses unavailable to other owners.
- Listing gives owners access to the free heritage advisory services provided by many councils. Currently 103 councils in the state have such services.
- Listing provides potential savings through special heritage valuations and concessions. If the property is listed in a Local or Regional Environmental Plan (Individually or in a conservation area) you can request a "heritage restricted valuation" for land tax and local rate purposes from the Valuer-General. If your property is on the State Heritage Register under the Heritage Act, you automatically receive a heritage valuation for both local rates and land tax purposes. Heritage restricted valuations are designed to ensure that valuations of property are made on an existing development basis rather than on any presumption of future development.
- Listing enables access to heritage grants and loans through both the NSW Heritage Office and local councils. Listing is generally a requirement for NSW Heritage Office funding.
- Listing on the State Heritage Register also enables owners to enter into heritage agreements, which can attract land tax, stamp duty and local rate concessions.
- Listing on the State Heritage Register makes the property eligible for consideration under the Commonwealth's Annual Cultural Heritage Grants Program, which is open to both private owners and community groups.
- Heritage listing enhances applications to other bodies where the building or site might be eligible for funding.



Understanding Heritage



Photograph by Paramount Studios

Debunking the myths about heritage listing

It can be easy to point the finger at heritage listing when problems arise, but the benefits can far outweigh any perceived negatives.

- Listing places no legal restriction on the sale or leasing of properties.
- Heritage buildings are best cared for when they are lived in and loved. This means they must be useable. Houses may need new bathrooms and kitchens; commercial buildings may need new services and fire protection.
- Listing does not exclude changes or additions or new buildings on the site provided that these do not detract from the heritage significance of the listed items. This is consistent with what most owners want for their heritage properties. It is also consistent with advice from real estate agents that well looked after heritage properties are the easiest to sell and bring the highest prices.
- Listing does not exclude the adaptive reuse of a heritage item for another use. Sometimes this is a sensible way of ensuring the use of a heritage item. For example, the conversion of a warehouse to residential use or the adaptation of a house to offices.
- Other than normal maintenance it is not expected that owners take any special care of a heritage property. Only in situations where an owner is deliberately allowing a property to deteriorate would prosecution action be pursued.
- Maintenance of heritage items and gardens does not require formal approval.
- Some owners open their heritage properties to the public on a regular or occasional basis and usually on an entry fee basis either for themselves or charity. However, as with all private property, heritage listing does not allow the general public the right to visit your property without your express permission.

How to find out if a property is heritage-listed:

In NSW there are two types of statutory heritage listing. A property is a heritage item if it is:

- listed in the heritage schedule to the local council's Local Environmental Plan (LEP);
- listed on the State Heritage Register, a register of places and items of particular importance to the people of NSW.

There are also many non-statutory heritage lists, such as the National Trust Register and the Royal Australian Institute of Architects' Register of 20th Century Buildings. Although these registers do not provide legal protection, they help to alert the community to the potential heritage value of places.

To find out if a property is heritage-listed, go to [Heritage Listings page](#) on the Heritage Office homepage Alternatively, you can check with your local council to find out if a property is identified in the Local Environmental Plan.

The National Trust maintains on its website a list of heritage properties available for purchase.