

NOTICE OF MEETING



HERITAGE PANEL MEETING

A Heritage Panel Meeting of Byron Shire Council will be held as follows:

Venue	Conference Room, Station Street, Mullumbimby
Date	Thursday, 11 June 2020
Time	9.00am

Shannon Burt
Director Sustainable Environment & Economy

*I2020/866
Distributed 04/06/20*

CONFLICT OF INTERESTS

What is a “Conflict of Interests” - A conflict of interests can be of two types:

Pecuniary - an interest that a person has in a matter because of a reasonable likelihood or expectation of appreciable financial gain or loss to the person or another person with whom the person is associated.

Non-pecuniary – a private or personal interest that a Council official has that does not amount to a pecuniary interest as defined in the Code of Conduct for Councillors (eg. A friendship, membership of an association, society or trade union or involvement or interest in an activity and may include an interest of a financial nature).

Remoteness – a person does not have a pecuniary interest in a matter if the interest is so remote or insignificant that it could not reasonably be regarded as likely to influence any decision the person might make in relation to a matter or if the interest is of a kind specified in the Code of Conduct for Councillors.

Who has a Pecuniary Interest? - a person has a pecuniary interest in a matter if the pecuniary interest is the interest of the person, or another person with whom the person is associated (see below).

Relatives, Partners - a person is taken to have a pecuniary interest in a matter if:

- The person's spouse or de facto partner or a relative of the person has a pecuniary interest in the matter, or
- The person, or a nominee, partners or employer of the person, is a member of a company or other body that has a pecuniary interest in the matter.

N.B. “Relative”, in relation to a person means any of the following:

- (a) the parent, grandparent, brother, sister, uncle, aunt, nephew, niece, lineal descends or adopted child of the person or of the person's spouse;
- (b) the spouse or de facto partners of the person or of a person referred to in paragraph (a)

No Interest in the Matter - however, a person is not taken to have a pecuniary interest in a matter:

- If the person is unaware of the relevant pecuniary interest of the spouse, de facto partner, relative or company or other body, or
- Just because the person is a member of, or is employed by, the Council.
- Just because the person is a member of, or a delegate of the Council to, a company or other body that has a pecuniary interest in the matter provided that the person has no beneficial interest in any shares of the company or body.

Disclosure and participation in meetings

- A Councillor or a member of a Council Committee who has a pecuniary interest in any matter with which the Council is concerned and who is present at a meeting of the Council or Committee at which the matter is being considered must disclose the nature of the interest to the meeting as soon as practicable.
- The Councillor or member must not be present at, or in sight of, the meeting of the Council or Committee:
 - (a) at any time during which the matter is being considered or discussed by the Council or Committee, or
 - (b) at any time during which the Council or Committee is voting on any question in relation to the matter.

No Knowledge - a person does not breach this Clause if the person did not know and could not reasonably be expected to have known that the matter under consideration at the meeting was a matter in which he or she had a pecuniary interest.

Non-pecuniary Interests - Must be disclosed in meetings.

There are a broad range of options available for managing conflicts & the option chosen will depend on an assessment of the circumstances of the matter, the nature of the interest and the significance of the issue being dealt with. Non-pecuniary conflicts of interests must be dealt with in at least one of the following ways:

- It may be appropriate that no action be taken where the potential for conflict is minimal. However, Councillors should consider providing an explanation of why they consider a conflict does not exist.
- Limit involvement if practical (eg. Participate in discussion but not in decision making or vice-versa). Care needs to be taken when exercising this option.
- Remove the source of the conflict (eg. Relinquishing or divesting the personal interest that creates the conflict)
- Have no involvement by absenting yourself from and not taking part in any debate or voting on the issue as of the provisions in the Code of Conduct (particularly if you have a significant non-pecuniary interest)

RECORDING OF VOTING ON PLANNING MATTERS

Clause 375A of the Local Government Act 1993 – Recording of voting on planning matters

- (1) In this section, **planning decision** means a decision made in the exercise of a function of a council under the Environmental Planning and Assessment Act 1979:
 - (a) including a decision relating to a development application, an environmental planning instrument, a development control plan or a development contribution plan under that Act, but
 - (b) not including the making of an order under that Act.
- (2) The general manager is required to keep a register containing, for each planning decision made at a meeting of the council or a council committee, the names of the councillors who supported the decision and the names of any councillors who opposed (or are taken to have opposed) the decision.
- (3) For the purpose of maintaining the register, a division is required to be called whenever a motion for a planning decision is put at a meeting of the council or a council committee.
- (4) Each decision recorded in the register is to be described in the register or identified in a manner that enables the description to be obtained from another publicly available document, and is to include the information required by the regulations.
- (5) This section extends to a meeting that is closed to the public.

BYRON SHIRE COUNCIL

HERITAGE PANEL MEETING

BUSINESS OF MEETING

1. APOLOGIES

2. DECLARATIONS OF INTEREST – PECUNIARY AND NON-PECUNIARY

3. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS

3.1 Heritage Panel Meeting held on 12 March 2020

4. STAFF REPORTS

Sustainable Environment and Economy

4.1	Heritage Assessment 'Robinson Subdivision' Bangalow	4
4.2	Development application requirements for heritage conservation areas and heritage items	34
4.3	Heritage Assessment 'Carabene' Ewingsdale Road Ewingsdale.....	39

STAFF REPORTS - SUSTAINABLE ENVIRONMENT AND ECONOMY

Report No. 4.1 **Heritage Assessment 'Robinson Subdivision' Bangalow**

Directorate: Sustainable Environment and Economy

Report Author: Nancy Tarlao, Planner

File No: I2020/769

Summary:

At its meeting 12 March 2020, the Heritage Panel made a recommendation that it receive a further report from staff on the potential to list the Robinson Estate on Schedule 5 of Byron Local Environmental Plan 2014.

This report considers the potential to list the Robinson Estate against relevant heritage assessment criteria.

RECOMMENDATION:

The Heritage Panel recommend:

1. **The State Heritage Inventory database for the existing Bangalow Heritage Conservation SHI is updated with information and additional historic dwellings included as contributory and significant items within the Conservation Area with the information which are not in the current list. Additional properties not currently noted in the SHI as contributory 9, 11, 13, 15 ,17, 25, Lismore Rd, Bangalow. Group of Workers Cottages associated with George Reading.**

2. **Individual heritage listings or a listing of these contributory subject historic dwellings which are currently not listed individually, as a heritage group (group value), should be explored further. This will require additional research, the preparation of separate State Heritage Inventory datasheets with descriptions, historical information for each property and consultation with property owners for inclusion in a Planning Proposal to legally amend the Byron LEP 2014.**

3. **That item 2 is progressed only when a budget allocation is available, and or grant funding is obtained.**

Attachments:

- 1 Letter Vivienne Gorec Bangalow Historical Society, S2020/2723 , page 16 [↓](#)
- 2 Attachment 2 (revised) Assessment Report prepared by Deborah Wray Robinson Subdivision Heritage Panel 11 June 2020, E2020/39827 , page 21 [↓](#)

REPORT**Background**

- 5 The Robinson Subdivision is the land bounded by Charlotte Street, Robinson Street, Thomas Street, and Lismore Rd. It is currently within a statutory Heritage Conservation area. A proposal has been received from Bangalow Historical Society to consider inclusion of the 'Robinson Subdivision' on the Byron LEP 2014 as a Heritage Item (#S2020/2723 Attachment 1).
- 10 The purpose of this report is to provide advice on the potential heritage significance of the subdivision and how it relates to existing BLEP listings and the potential for inclusion of any additional dwellings as individual heritage items.

Heritage Assessment Criteria.

- 15 There are seven criteria under which a place can be assessed in the context of State or Local heritage themes as outlined in the NSW Heritage Management System, Assessing Heritage Significance (NSW Heritage Office 2001). It will be considered to be of State or Local significance if it meets one or more of the following criteria.

20 **Criterion a) Historical significance:** *an item is important in the course, or pattern of NSW's cultural or natural history (or the cultural or natural history of the local area.)*

25 **Criterion b) Historical (Social /Associative) significance;** *an item has strong or special association with the life or works of a person or a group of persons of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).*

30 **Criteria c) Aesthetic significance:** *an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).*

Criteria d) Social significance; *an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.*

35 **Criteria e) Research potential:** *an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area). Significance under this criterion must have the potential to yield new or further substantial information.*

40 **Criteria f) Rarity:** *an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (for the cultural or natural history of the local area).*

Criteria g) Representativeness: *an item is important in demonstrating the principal characteristics or a class of NSW's (or local area's) Cultural or natural places or Cultural or natural environments.*



45 **Heritage Status of the Robinson Subdivision, Bangalow.**

The following image shows an aerial image of the sites which are CURRENTLY protected by either a Heritage Conservation Area or a Heritage Item listing.



The following table includes information provided by Vivienne Gorec in Columns 1 and 2, with additional information of current address, details, photos and heritage status for these properties Columns 3 and 4. Properties have been classified as follows:






- EXISTING HERITAGE ITEM
- CONTRIBUTORY- NON LISTED /POTENTIAL HERITAGE ITEM
- NEW INFILL

Old Property Description	Details	Current Address, Lot /DP and Photo	HERITAGE STATUS
SECTION 1			
Lots 1 and 2 Charlotte Street	New dwelling – original 1907 dwelling moved off site.		NEW INFILL
Lots 3, 4 5 17 Charlotte Street?	House built by Thomas Robinson 1907 after he retired. First white settler in Bangalow.		CONTRIBUTORY

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STAFF REPORTS - SUSTAINABLE ENVIRONMENT AND ECONOMY

4.1

			
Lot 6 21 Charlotte Street	House built 1906 for W H Reading	 	CONTRIBUTORY
Lot 7 23 Charlotte Street	House built 1907 by W H Reading for his parents from England	 	CONTRIBUTORY

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STAFF REPORTS - SUSTAINABLE ENVIRONMENT AND ECONOMY



4.1

SECTION 2			
<p>Lot 8</p> <p>26 Charlotte Street</p>	<p>Land donated by Robinson for Masonic Hall first built in 1907. (Second one built 1922 first brick building in Station</p>  <p>Street</p> <p>EXISTING HERITAGE ITEM I040</p>		<p>INFILL</p>
<p>Lot 9</p> <p>24 Charlotte Street</p>	<p>Original house burnt down in early 1960s and replaced with new house.</p>		<p>INFILL</p>
<p>Lot 10</p> <p>20 Charlotte Street</p>	<p>Built in 1907 for a Patrick Garvey, lease of first hotel in Bangalow The Granuaille Hotel built in 1891. He also owned Lot 5.</p>		<p>CONTRIBUTORY</p>


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STAFF REPORTS - SUSTAINABLE ENVIRONMENT AND ECONOMY


4.1

Lot 11 16 Charlotte Street	Built in 1904 by James O'Grady who also owned Lot 4.		CONTRIBUTORY
Lot 2 Robinson Street	Part of original G J Snow blocks which now has a new house		INFILL

Lot 1 Robinson Street	Built 1910 for G J Snow by W S Rays Hartford House	14 Charlotte Street 	EXISTING HERITAGE ITEM (I023)
Lot 3 Robinson Street	Also part of G J Snow land but has newer houses on it	 	INFILL

Lot 4 William Street	Owned by James O'Grady. Is the oldest House in the street and Joseph Snow bought in 1924 for his daughter		CONTRIBUTORY
Lot 5 William Street, now Thomas Street	Owned by Patrick Garvey, Built in 1918 for the Raish Family.		CONTRIBUTORY





Lot 6 William Street, now Thomas Street	New house		INFILL
Lot 7 William Street, now Thomas Street	New House		INFILL
SECTION 3			
Lots 1, 2 , and 3 Thomas Street,	Never built on		VACANT?
Lots 4 Thomas Street,	Never built on		VACANT?
GEORGE READING BLOCKS		7 houses were built on the land for George Readings workers from 1894-1903 as they were there at the time of the 1903 subdivision.	
	George Reading Building	5 Lismore Rd	EXISTING HERITAGE ITEM (I031)



			
7 Lismore Rd	Vacant Allotment Cottage style dwelling approved.		INFILL
9 Lismore Rd			CONTRIBUTORY
11 Lismore Rd			CONTRIBUTORY

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STAFF REPORTS - SUSTAINABLE ENVIRONMENT AND ECONOMY

4.1

13 Lismore Rd			CONTRIBUTORY
15 Lismore Rd			CONTRIBUTORY
17 Lismore Rd- Temperance Hall			CONTRIBUTORY
19 Lismore Rd and former Telstra Depot			INFILL

25 Lismore Rd			CONTRIBUTORY
27 Lismore Rd, Blanch's House	Built by George Reading for A E Reading 1908		EXISTING HERITAGE ITEM (I033)

A detailed heritage assessment has been completed of the significance of the Robinson Subdivision by Council's Heritage Advisor (Attachment 2 #E2020/39063).

- 5 The assessment report concludes that the Robinson Subdivision and its associated early dwellings demonstrate historical, historical associative and aesthetic significance, showing evidence of early settlement of Bangalow by pioneers and hold association with T Robinson, and GJ Snow. The historic dwellings exhibit the timber and iron vernacular design aesthetic of the North Coast region and are fine example of local timber construction and craftsmanship.
- 10 The Robinson subdivision is currently protected within the statutory Bangalow Heritage Conservation Area and individual heritage status currently applies to several of the buildings mentioned. Several unlisted buildings are also already noted in the list of items which contribute to the character and significance of the precinct.
- 15 Clause 5.10 of the Byron LEP 2014 applies to both unlisted and listed properties within the Conservation Area. Inclusion as an individual heritage item may have resulted from the amount of relevant information available about properties at the time of the heritage study when community nominations were put forward. Domestic weatherboard and iron workers dwellings are generally not well recorded in historic information unless there was known significance with a notable person, hence there are many dwellings within Conservation Areas which are not individually listed, but collectively hold great significance to the precinct.
- 20

Bangalow Heritage Conservation Area SHI.

Items that contribute to the heritage significance and character of the precinct

- 25 *Kings monument, DCP12
 * Bangalow Police Station, Lot 2 DP808373 Byron Street
 * Abracadabra, Byron Street
 * 'Bangalow House', Byron St
 * Bangalow Post Office, Byron Street
 30 * Bangalow Newsagent, Byron Street
 * Bangalow Public School, Byron Street

- * Bank, 20-22 Byron Street
- * Bank, 16-18 Byron Street
- * Shops, 9-11 Byron Street
- * Shops, 13-17 Byron Street
- 5 * Shops, 19 Byron Street
- * Shops, 23-27 Byron Street
- * The Strand, 29-35 Byron Street
- * Shops, 37-39 Byron Street
- * Grey's House, 68 Byron Street
- 10 * 'Riverview', 99 Byron Street
- * Bangalow Hotel, Byron Street
- * Bangalow Bakery Bldg, Byron Street
- * Urban Cafe, Cnr Byron and Station Sts
- * 'Belitas', Cnr Byron and Station Sts
- 15 * 'All Souls' C of E, Cnr Byron and Ashton Streets
- * Catholic Church Manse, Cnr Byron and Deacon Streets
- * House, 26 Granuaille Road
- * Prentice, 42 Granuaille Road
- * Burgess Hall', 44 Granuaille Road
- 20 * 'Avalon', Granuaille Road
- * House, Granuaille Crescent (near cemetery)
- * Bangalow Cemetery, Granuaille Crescent
- * Fred Reading's house, 2 Granuaille Street
- * House, 3 Granuaille Street
- 25 * Station Master's house, 10 Granuaille Street
- * House, 11 Granuaille Street
- * Campbell's House , 16 Granuaille Street
- * House, 28 Granuaille Street
- * House, 36 Granuaille Street
- 30 * Brick house, 55 Granuaille Street
- * 'George Reading Building', Lismore Road
- * 'Temperance Hall', Lismore Road
- * Blanches, 27 Lismore Road
- * Railway Station, Station Street
- 35 * Masonic Hall, Station Street
- * Slate Roof, 13 Station Street
- * A & I Hall, Station Street
- * 'RSL Hall', Station Street
- * Uniting Church, Station Street
- 40 * Catholic Church, 'St Kevins', Lot 2 DP122668 Deacon St
- * Catholic Hall, Deacon Street
- * Bangalow Swimming Pool/Park, Deacon Street
- * House, 5 Deacon Street
- * 'Hartford House', 16 Charlotte Street
- 45 * Robinson's House, 17 Charlotte Street
- * Edward's, 18 Charlotte Street
- * Layton's, 20 Charlotte Street
- * Readings, 21 and 23 Charlotte Street
- * Anglican Church Hall, Ashton Street
- 50 * All Souls C of E Manse, Ashton Street
- * Presbyterian Church, George Street
- * Presbyterian Manse, Cnr George St
- * 'Glasnevin', 15 Rifle Range Road
- * House, 1 Rifle Range Road
- 55 * House, 1 Wright Place

- * Workers Cottage, 4 Robinson Street west
- * **G Reading's workers cottage, 12 Robinson Street**
- * House, 6 Keith Street
- * House, 13 Keith Street
- 5 * Holms, 15 Keith Street
- * Wilson's House, 1 Leslie Street
- * House, 7 Leslie Street
- * House, 23 Leslie Street
- * Showground, Bangalow Showground
- 10 * 'Dickibusch', 19 Campbell Street
- * 'Byron Lodge', 14 Granuaille Road

The assessment report recommends:

- 15 • The State Heritage Inventory database for the existing Bangalow Heritage Conservation SHI is updated with information and additional historic dwellings included as contributory and significant items within the Conservation Area with the information which are not in the current list. Additional properties not currently noted in the SHI as contributory 9, 11, 13, 15, 17, 25, Lismore Rd, Bangalow. Group of Workers Cottages associated with George Reading.
- 20
- Individual heritage listings or a listing of these contributory subject historic dwellings which are currently not listed individually, as a heritage group (group value), should be explored further. This will require additional research, the preparation of separate State Heritage Inventory datasheets with descriptions, historical information for each property and consultation with property owners for inclusion in a Planning Proposal to legally amend the Byron LEP 2014.
- 25

STRATEGIC CONSIDERATIONS

Community Strategic Plan and Operational Plan

CSP Objective	L2	CSP Strategy	L3	DP Action	L4	OP Activity
Community Objective 2: We cultivate and celebrate our diverse cultures, lifestyle and sense of community	2.5	Encourage community appreciation of cultural vitality and diversity	2.5.2	Recognise and support the heritage of Byron Shire	2.5.2.3	Provide a free Heritage Advisory Service to the community

Bangalow Historical Society Inc.
Heritage House
Deacon Street, Bangalow.



PO Box 34, Bangalow 2479
Telephone (02) 6667 2184
Email: bangalowhistorical@bigpond.com

BYRON SHIRE COUNCIL
P.O. Box 219
MULLUMBIMBY NSW 2482



Dear Sir/Madam,

RE: The 1903 Robinson Subdivision

The Bangalow Historical Society would appreciate you changing the status of this subdivision from Heritage Conservation to Heritage.

This area of Charlotte Street, Robinson Street, Thomas Street and Lismore Road have a considerable amount of buildings over 100 years old.

Section 1 of the Robinson Estate

Lots 1 & 2 Charlotte Street has a new house, as the original built 1907 was moved several years ago to the corner of Samson Street and Rifle Range Road. The Heritage Conservation section of BSC allowed this to happen.

Lots 3, 4 & 5 consist of the house built by Thomas Robinson in 1907 after he subdivided this estate from his farm and he retired. Thomas Robinson was the first white settler in Byron Creek which is now Bangalow.

Lot 6 consists of a house built in 1906 for W H Reading after he was approached by his cousin George Reading to come to be the Secretary for the A & I Society of which he remained for 43years.

Lot 7 consists of a house built by W H Reading for his parents in 1907. They came from England to live in Bangalow.

Section 2 of the Robinson Estate

Lot 8 was donated by Thomas Robinson to the Masons and they had the hall built in 1907. It was the first Masonic Hall in Bangalow but was replaced in 1922 with the brick building in Station Street. The comment at the time was the Hall in Charlotte Street was "to far out of town".

Lot 9 was burnt down in the early 1960's and was replaced with a new house.

Lot 10 This house was built in 1907 for Patrick Garvey the leasee of the first hotel in Bangalow named the Granuaille Hotel that was built in 1891. He also owned Lot 5 William Street

Lot 11 was built in 1904 by James O'Grady who also owned Lot 4 William Street

Lot 2 Robinson Street was part of the original J G Snow blocks that now has a new house.

Lot 1 Robinson Street was built for J G Snow by W S Rays after he sold "Riverview" in Byron Street to Dr Lentaigne next to the Snow Bridge. The house was built in 1910 and named after where his family came from in Hartford Connecticut USA. J G Snow came to Bangalow to join his brothers in the sawmill he was also a councillor for BSC

Lot 3 Thomas Street was also J G Snow land and has newer houses on the blocks.

Lot 4 William Street now Thomas St
Owned by James O'Grady and was the first house built in the street and Joseph Snow bought it in 1924 for his daughter.

Lot 5 William Street now Thomas St
Owned by Patrick Garvey. This house was built in 1918 for the Raish Family and there son James was born in he house in 1927

Lot 6 William Street now Thomas St
New House

Lot 7 William Street now Thomas St
New House

Section 3 of the Robinson Estate

Lots 1,2 & 3 Thomas Street
Never built on

Lot 4 William Street now Thomas St
Never built on

GEORGE READING BLOCKS

Lismore Road

Seven houses were built on George Readings land as cottages for his workers and the Temperance Hall and they range in date from 1894 to 1903 as they were there when Robinsons auction happened on the 29th July 1903.

George Reading also built a large house at 27 Lismore Road in 1908 for his relative A E Reading who took over management of his business.

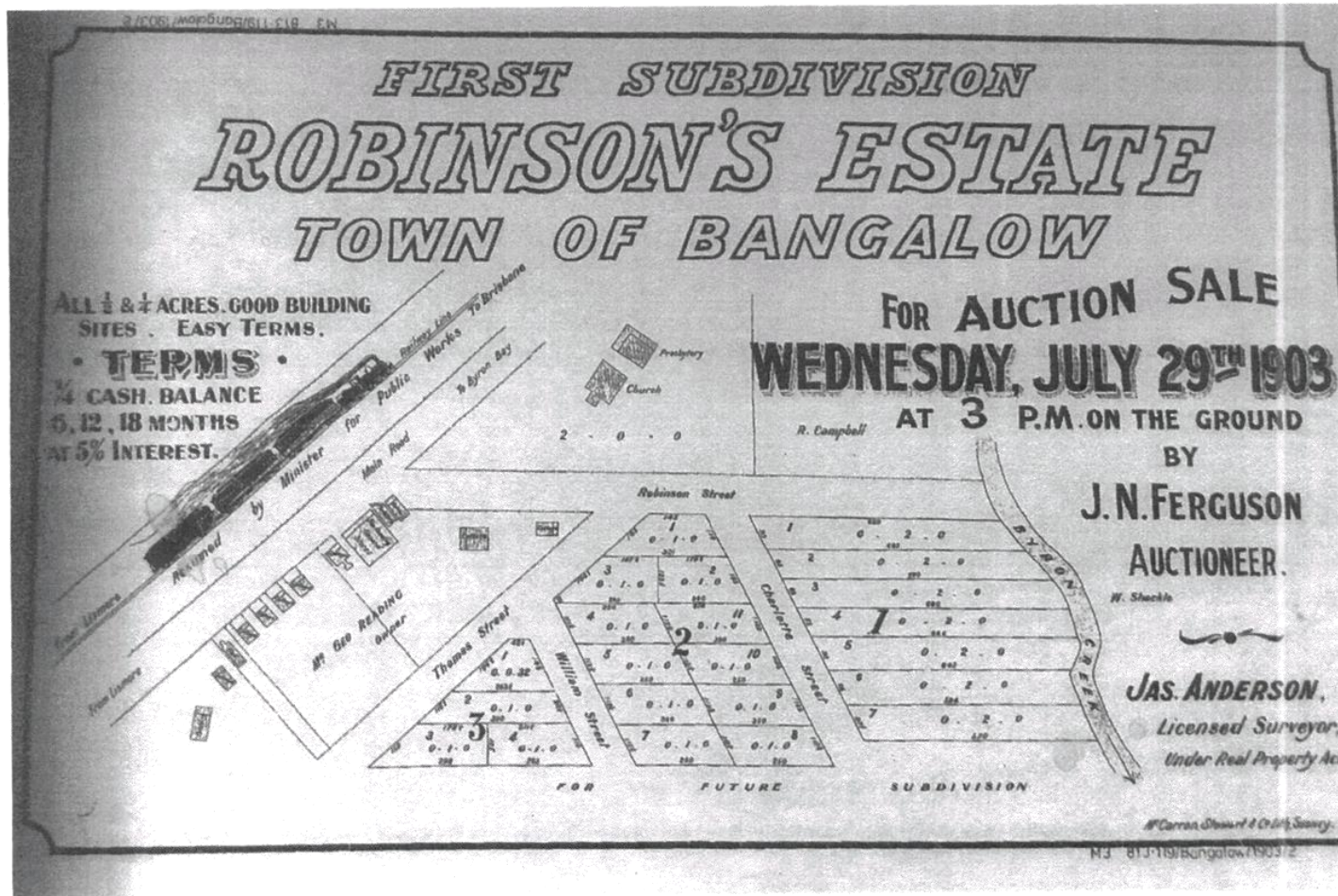
Regards



Vivienne Gorec
Bangalow Historical Society

https://email.telstra.com/webmail/index-ru1.jsp?v=1479958955288

Robinson subdivision 1903

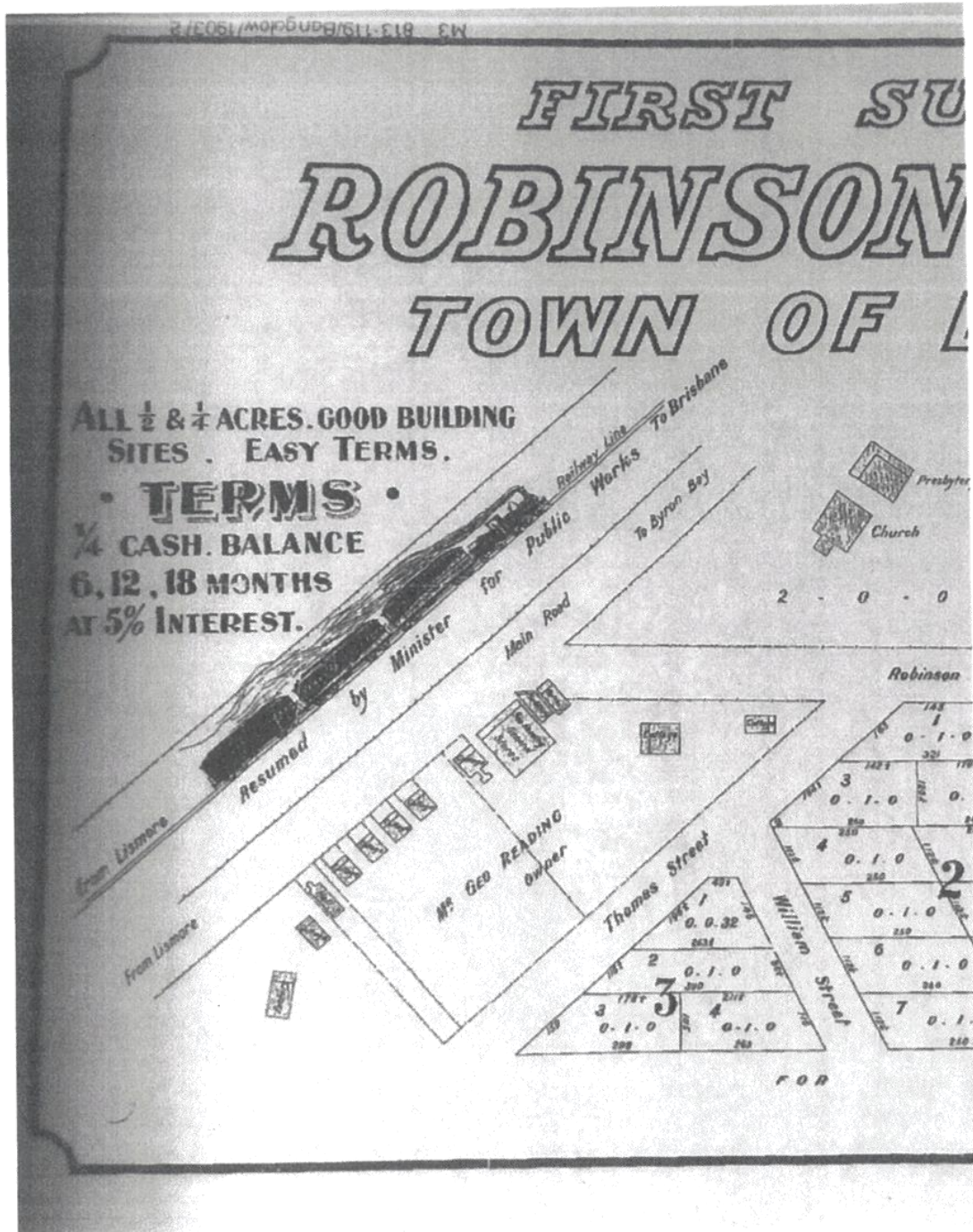


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Robinson subdivision 1903



Heritage Assessment

Robinson Subdivision and Reading Houses Bangalow.

1. Background

The land bounded by Charlotte Street, Robinson Street, Thomas Street, and Lismore Rd is currently within a statutory Heritage Conservation area. A proposal has been received from Bangalow Historical Society to consider inclusion of the Robinson Subdivision (and Lismore Rd dwellings) on the Byron LEP 2014 as a Heritage Item. The purpose of this report is to provide advice on the potential heritage significance of the subdivision and how it relates to existing LEP listings and the potential for inclusion of any additional dwellings as heritage items.

2. Heritage Assessment Criteria.

There are seven criteria under which a place can be assessed in the context of State or Local heritage themes as outlined in the NSW Heritage Management System, Assessing Heritage Significance (NSW Heritage Office 2001). It will be considered to be of State or Local significance if it meets one or more of the following criteria.

Criterion a) Historical significance: *an item is important in the course, or pattern of NSW's cultural or natural history (or the cultural or natural history of the local area.)*

Criterion b) Historical (Social /Associative) significance; *an item has strong or special association with the life or works of a person or a group of persons of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).*

Criteria c) Aesthetic significance: *an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).*

Criteria d) Social significance; *an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.*

Criteria e) Research potential: *an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area). Significance under this criterion must have the potential to yield new or further substantial information.*



Criteria f) Rarity: *an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (for the cultural or natural history of the local area).*





Criteria g) Representativeness: *an item is important in demonstrating the principal characteristics or a class of NSW's (or local area's) Cultural or natural places or Cultural or natural environments.*

2. Robinson Subdivision/George Reading Group Lismore Rd

The following table includes information provided by Vivienne Gorec in Columns 1 and 2, with additional information of current address details, photos and heritage status for these properties Columns 3 and 4. Properties have been classified as follows:

- EXISTING HERITAGE ITEM
- CONTRIBUTORY- NON LISTED /POTENTIAL HERITAGE ITEM
- NEW INFILL

Old Property Description	Details	Current Address, Lot /DP and Photo	HERITAGE STATUS
SECTION 1			
Lots 1 and 2 Charlotte Street	New dwelling – original 1907 dwelling moved off site.		NEW INFILL
Lots 3, 4 5 17 Charlotte Street?	House built by Thomas Robinson 1907 after he retired. First white settler in Bangalow. The bullnose verandahs pictured in streetview image have been removed and replaced with skillion verandahs. House has been extended behind the line of verandah.	  	CONTRIBUTORY

<p>Lot 6</p> <p>21 Charlotte Street</p>	<p>House built 1906 for W H Reading</p> <p>Unaltered other than a more contemporary colour scheme.</p>	  	<p>CONTRIBUTORY</p>
<p>Lot 7</p> <p>23 Charlotte Street</p>	<p>House built 1907 by W H Reading for his parents from England.</p> <p>Addition on southern side.</p> <p>Heavily obscured from frontage by landscaping.</p>	  	<p>CONTRIBUTORY</p>

SECTION 2			
<p>Lot 8</p> <p>26 Charlotte Street</p>	<p>Land donated by Robinson for Masonic Hall first built in 1907. Maintains form and scale. Has been clad and lined, new glazing. <i>(Second one built 1922 first brick building in Station Street</i></p>  <p>EXISTING HERITAGE ITEM I040</p>		INFILL
<p>Lot 9</p> <p>24 Charlotte Street</p>	<p>Original house burnt down in early 1960s and replaced with new house.</p>		INFILL
<p>Lot 10</p> <p>Laytons</p> <p>20 Charlotte Street</p>	<p>Built in 1907 for a Patrick Garvey, lease of first hotel in Bangalow The Granuaille Hotel built in 1891. He also owned Lot 5. Infilled verandahs but maintains original form.</p>		CONTRIBUTORY

BYRON SHIRE COUNCIL

STAFF REPORTS - SUSTAINABLE ENVIRONMENT AND ECONOMY




4.1 - ATTACHMENT 2

Lot 11 16 Charlotte Street	Built in 1904 by James O'Grady who also owned Lot 4. Enclosed verandah and change to glazing but maintains original form.		CONTRIBUTORY
Lot 2 Robinson Street	Part of original G J Snow blocks which now has a new house		INFILL
Lot 1 Robinson Street 14 Charlotte Street	Built 1910 for G J Snow by W S Rays Hartford House	 	EXISTING HERITAGE ITEM (I023)

BYRON SHIRE COUNCIL

STAFF REPORTS - SUSTAINABLE ENVIRONMENT AND ECONOMY

4.1 - ATTACHMENT 2

Lot 3 Robinson Street	Also part of G J Snow land but has newer houses on it		INFILL
Lot 4 William Street	Owned by James O'Grady. Is the oldest House in the street and Joseph Snow bought in 1924 for his daughter		CONTRIBUTORY
Lot 5 William Street, now Thomas Street	Owned by Patrick Garvey, Built in 1918 for the Raish Family.		CONTRIBUTORY
Lot 6 William St/ now Thomas Street	New house		INFILL
Lot 7 William St, now Thomas Street	New House		INFILL
SECTION 3			
Lots 1, 2, 3 Thomas St,	Never built on		VACANT?
Lot 4 Thomas St,	Never built on		VACANT?

BYRON SHIRE COUNCIL

STAFF REPORTS - SUSTAINABLE ENVIRONMENT AND ECONOMY

4.1 - ATTACHMENT 2

GEORGE READING BLOCKS		7 houses were built on the land for George Readings workers from 1894-1903 as they were there at the time of the 1903 subdivision.	
	George Reading Building	5 Lismore Rd  A photograph of the George Reading Building, a large, single-story structure with a corrugated metal roof and a sign that reads "GEORGE READING 1891". The building has a wide veranda and is surrounded by greenery.	EXISTING HERITAGE ITEM (I031)
7 Lismore Rd	Vacant Allotment Cottage style dwelling approved.	 A photograph of a vacant allotment, showing a grassy area with a large, tall, thin tree in the foreground and a white fence in the background.	INFILL
9 Lismore Rd		 A photograph of a white, single-story cottage-style dwelling with a gabled roof and a small porch. The house is surrounded by trees and a lawn.	CONTRIBUTORY

BYRON SHIRE COUNCIL

STAFF REPORTS - SUSTAINABLE ENVIRONMENT AND ECONOMY

4.1 - ATTACHMENT 2

11 Lismore Rd			CONTRIBUTORY
13 Lismore Rd			CONTRIBUTORY
15 Lismore Rd			CONTRIBUTORY
17 Lismore Rd- Temperance Hall			CONTRIBUTORY

BYRON SHIRE COUNCIL

STAFF REPORTS - SUSTAINABLE ENVIRONMENT AND ECONOMY

4.1 - ATTACHMENT 2

19 Lismore Rd and former Telstra Depot			INFILL
25 Lismore Rd			CONTRIBUTORY
27 Lismore Rd, Blanch's House	Built by George Reading for A E Reading 1908		EXISTING HERITAGE ITEM (I033)

2. Heritage Assessment Criteria.

Criterion a) Historical significance: *an item is important in the course, or pattern of NSW's cultural or natural history (or the cultural or natural history of the local area.)*

The subject historic dwellings demonstrate historical significance as part of the early settlement and development of the township of Bangalow.

Criterion b) Historical (Social /Associative) significance; *an item has strong or special association with the life or works of a person or a group of persons of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).*

Several dwellings are associated with early settlers T. Robinson, G. Reading and J. G. Snow who were successful in the early commerce and development of the area.

Criteria c) Aesthetic significance: *an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).*

The historic single storey dwellings of traditional roof form and scale, exhibit the timber and iron vernacular design aesthetic of the North Coast region and are fine example of local timber construction and craftsmanship.

Criteria d) Social significance; *an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.*

Does not demonstrate this criterion.

Criteria e) Research potential: *an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area). Significance under this criterion must have the potential to yield new or further substantial information.*

Not likely to demonstrate this criterion.

Criteria f) Rarity: *an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (for the cultural or natural history of the local area).*

The buildings demonstrate rarity locally for their historical and social links to early pioneer settlers.

Criteria g) Representativeness: *an item is important in demonstrating the principal characteristics or a class of NSW's (or local area's) Cultural or natural places or Cultural or natural environments.*

The buildings are representative of timber and iron domestic architecture of the late 19th and early 20th centuries.

Summary

The Robinson Subdivision and George Reading Group and their associated early dwellings demonstrate historical, historical associative and aesthetic significance, showing evidence of early settlement of Bangalow by pioneers and hold association with T Robinson, G Reading and GJ Snow. The historic dwellings exhibit the timber and iron vernacular design aesthetic of the North Coast region and are fine example of local timber construction and craftsmanship.

Comments

The Robinson subdivision is currently protected within the statutory Bangalow Heritage Conservation Area and individual heritage status currently applies to several of the buildings mentioned. Several unlisted buildings are also already noted in the list of items which contribute to the character and significance of the precinct.

Clause 5.10 of the Byron LEP 2014 applies to both unlisted and listed properties within the Conservation Area. Inclusion as an individual heritage item may have resulted from the amount of relevant information available about properties at the time of the heritage study when community nominations were put forward. Domestic weatherboard and iron workers dwellings are generally not well recorded in historic information unless there was known significance with a notable person, hence there are many dwellings within Conservation Areas which are not individually listed, but collectively hold great significance to the precinct.

Bangalow Heritage Conservation Area SHI.**Items that contribute to the heritage significance and character of the precinct**

- *Kings monument, DCP12
- * Bangalow Police Station, Lot 2 DP808373 Byron Street
- * Abracadabra, Byron Street
- * 'Bangalow House', Byron St
- * Bangalow Post Office, Byron Street
- * Bangalow Newsagent, Byron Street
- * Bangalow Public School, Byron Street
- * Bank, 20-22 Byron Street
- * Bank, 16-18 Byron Street
- * Shops, 9-11 Byron Street
- * Shops, 13-17 Byron Street
- * Shops, 19 Byron Street
- * Shops, 23-27 Byron Street
- * The Strand, 29-35 Byron Street
- * Shops, 37-39 Byron Street
- * Grey's House, 68 Byron Street

- * 'Riverview', 99 Byron Street
- * Bangalow Hotel, Byron Street
- * Bangalow Bakery Bldg., Byron Street
- * Urban Cafe, Cnr Byron and Station Sts
- * 'Belitas', Cnr Byron and Station Sts
- * 'All Souls' C of E, Cnr Byron and Ashton Streets
- * Catholic Church Manse, Cnr Byron and Deacon Streets
- * House, 26 Granuaille Road
- * Prentice, 42 Granuaille Road
- * Burgess Hall', 44 Granuaille Road
- * 'Avalon', Granuaille Road
- * House, Granuaille Crescent (near cemetery)
- * Bangalow Cemetery, Granuaille Crescent
- * Fred Reading's house, 2 Granuaille Street
- * House, 3 Granuaille Street
- * Station Master's house, 10 Granuaille Street
- * House, 11 Granuaille Street
- * Campbell's House , 16 Granuaille Street
- * House, 28 Granuaille Street
- * House, 36 Granuaille Street
- * Brick house, 55 Granuaille Street
- * 'George Reading Building', Lismore Road
- * 'Temperance Hall', Lismore Road
- * Blanches, 27 Lismore Road
- * Railway Station, Station Street
- * Masonic Hall, Station Street
- * Slate Roof, 13 Station Street
- * A & I Hall, Station Street
- * 'RSL Hall', Station Street
- * Uniting Church, Station Street
- * Catholic Church, 'St Kevins', Lot 2 DP122668 Deacon St
- * Catholic Hall, Deacon Street
- * Bangalow Swimming Pool/Park, Deacon Street
- * House, 5 Deacon Street
- * 'Hartford House', 16 Charlotte Street
- * Robinson's House, 17 Charlotte Street
- * Edward's, 18 Charlotte Street
- * Layton's, 20 Charlotte Street
- * Readings, 21 and 23 Charlotte Street
- * Anglican Church Hall, Ashton Street
- * All Souls C of E Manse, Ashton Street
- * Presbyterian Church, George Street
- * Presbyterian Manse, Cnr George St
- * 'Glasnevin', 15 Rifle Range Road
- * House, 1 Rifle Range Road
- * House, 1 Wright Place
- * Workers Cottage, 4 Robinson Street west
- * G Reading's workers cottage, 12 Robinson Street

- * House, 6 Keith Street
- * House, 13 Keith Street
- * Holms, 15 Keith Street
- * Wilson's House, 1 Leslie Street
- * House, 7 Leslie Street
- * House, 23 Leslie Street
- * Showground, Bangalow Showground
- * 'Dickibusch', 19 Campbell Street
- * 'Byron Lodge', 14 Granuaille Road

Recommendations

1. The State Heritage Inventory database for the existing Bangalow Heritage Conservation SHI should be updated with information and additional historic dwellings which are not in the current list as contributory and significant items within the Conservation Area with the information

Additional property not currently noted in the SHI as contributory

9, 11, 13, 15, 17, 25, Lismore Rd, Bangalow. Group of Workers Cottages associated with George Reading.

2. Individual heritage listings or a listing of these contributory subject historic dwellings as a heritage group, which are currently not listed individually, should be explored further. This will require additional research, the preparation of separate State Heritage Inventory datasheets with descriptions, historical information for each property and consultation with property owners for inclusion in a Planning Proposal to legally amend the Byron LEP 2014.

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Report No. 4.2 Development application requirements for heritage conservation areas and heritage items

Directorate: Sustainable Environment and Economy

Report Author: Nancy Tarlao, Planner

File No: I2020/771

Summary:

At its meeting 12 March 2020, the Heritage Panel made a recommendation that it receive a further report from staff on development application requirements for heritage conservation areas and heritage items.

This report seeks to provide an overview of how Council staff assess and review the heritage significance of items in the Shire for heritage related development applications and the “tools” used to guide that assessment. The report also explains the various steps and relevant policy/guidelines that are checked in order to assess if a development is contributing positively or not to the town or streetscape.

RECOMMENDATION:

The Heritage Panel note the report on development application requirements for heritage conservation areas and heritage items.

REPORT

Byron Shire’s heritage sites, features and characteristics make an important contribution to its environment and lifestyle. The form of the built environment and its relationship to the natural environment are important factors in determining future development of the Shire; particularly in ensuring heritage values are respected and protected.

Byron Shire contains a number of heritage items and conservation areas. The listed heritage items and heritage conservation areas are identified in Schedule 5 of the Byron Local Environmental Plan (BLEP) 2014. There are 185 heritage items and 7 conservation areas currently listed.

The aim of the BLEP 2014 is:

- (a) to conserve the environmental heritage of Byron,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

This is achieved by implementing the steps and processes outlined in this report when a development application is lodged.

Key terms

Heritage

'Heritage' can be defined as those things which Council and the community want to retain for future generations. The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter) identifies heritage significance (also known as cultural significance) as:

"aesthetic, historic, scientific, social or spiritual value for past, present or future generations"

Heritage Items

Byron Shire has a number of protected heritage items from the State listed Hydro Power station to original farm cottages and railways tunnels.

The heritage items positively contribute to the streetscape of the town centres, such as the bank buildings in Mullumbimby and the timber buildings in Bangalow and Byron town centres.

Heritage Conservation Area

Heritage conservation areas are distinctive and represent a character and architectural style and time. Heritage conservation areas have been identified because they represent a group of buildings that create a sense of place worth preserving.

Special consideration during the development application (DA) process is given to protecting and enhancing the Conservation Area with particular importance placed upon the front facades / gardens and the areas visible from the street. The key is to provide a consistent approach to development.

Heritage items and Heritage Conservation Areas under BLEP 2014 have been derived from the Community Based Heritage Study which was adopted by Council on 31 July 2008. The study can be found on Council's website at:

<https://www.byron.nsw.gov.au/Services/Building-development/Heritage/Community-Based-Heritage-Study>

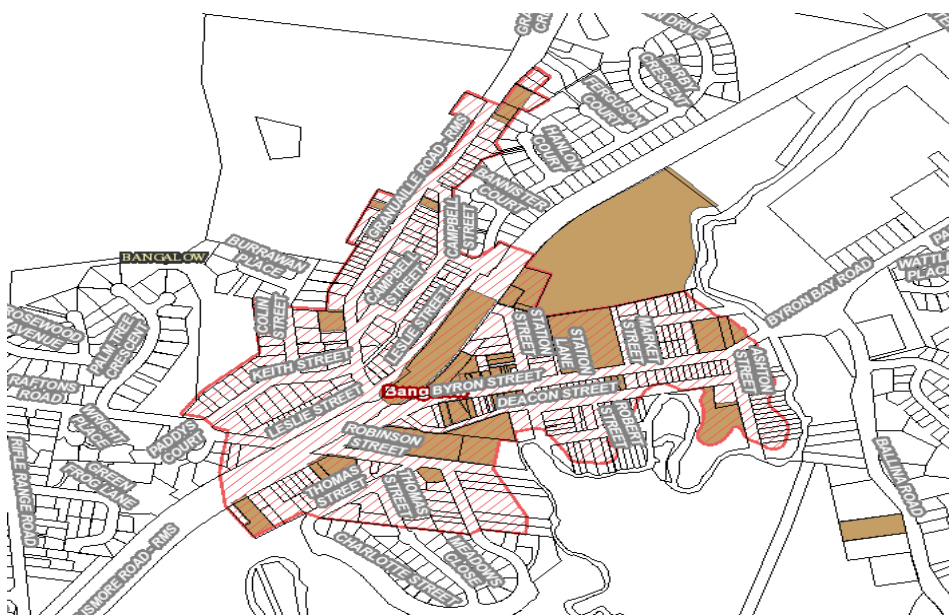


Figure 1 – Heritage items shaded brown, Heritage Conservation Area hatched red stripes

Procedures for lodging and assessing a development application for a Heritage Item or Heritage Conservation Area.

Below is a summary of overarching legislation that is required to be addressed for a development application on land within a heritage conservation area or identified as a heritage item.

Clause 5.10 of Byron LEP 2014

(1) Objectives

The objectives of this clause are as follows—

- (a) to conserve the environmental heritage of Byron,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance*

(5) Heritage assessment

The consent authority may, before granting consent to any development—

- (a) on land on which a heritage item is located, or*
- (b) on land that is within a heritage conservation area, or*
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),*

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

Development Control Plan (DCP)

Chapter C1 of Byron Shire Development Control Plan 2014 sets out controls and guidelines that complement the Byron LEP 2014 in relation to development to or in the vicinity of heritage items and Heritage Conservation Areas. Other specific provisions within the DCP may also apply such as Chapters E2 and E3 for Bangalow and Mullumbimby, providing guidance on roof forms and materials for example. Controls in a Development Control Plan can be subject to variation.

Assessment process

1. Identify if the property is statutorily listed under the LEP Schedule 5 (i.e.; Conservation Area or Heritage Item);
 - a. Review Clause 5.10 of Byron LEP 2014 and identify if the works are permissible
2. Locate the specific history by searching the heritage inventory database and investigate why the property is listed
 (<https://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx>)
 - a. If it is a Conservation Area – identify if the individual property is actually listed in the heritage inventory database
3. Identify under what controls (LEP/DCP) the subject site is bound by (i.e.; DCP Chapter E2-Bangalow and Chapter C1 Non-indigenous heritage)
4. Assess the Development Application (DA) and determine if the appropriate documentation has been submitted with the DA (i.e. A Statement of Heritage Impacts (SoHI))
5. Review the SoHI and assess if the document has been prepared by a qualified heritage expert and if the information submitted is appropriate (include relevant legislation, historical assessment, heritage inventory sheet, photos and a clear identification of the proposed works across both the SoHi and the submitted architectural plans).
6. Assess the DA information submitted to ensure it relates to Clause 5.10 (5) of BLEP – see below

- a. request a Heritage Referral for any Heritage Items or Conservation Areas that appear to need further heritage assessment OR
- b. Request for further information if it is unclear what is proposed and how it will impact the protected heritage fabric of the item

Other resources

The NSW state government (www.environment.nsw.gov.au) has a number of documents to help understand how to identify, protect and enhance local and state heritage.

Further details can be found at: <https://www.environment.nsw.gov.au/topics/heritage>.

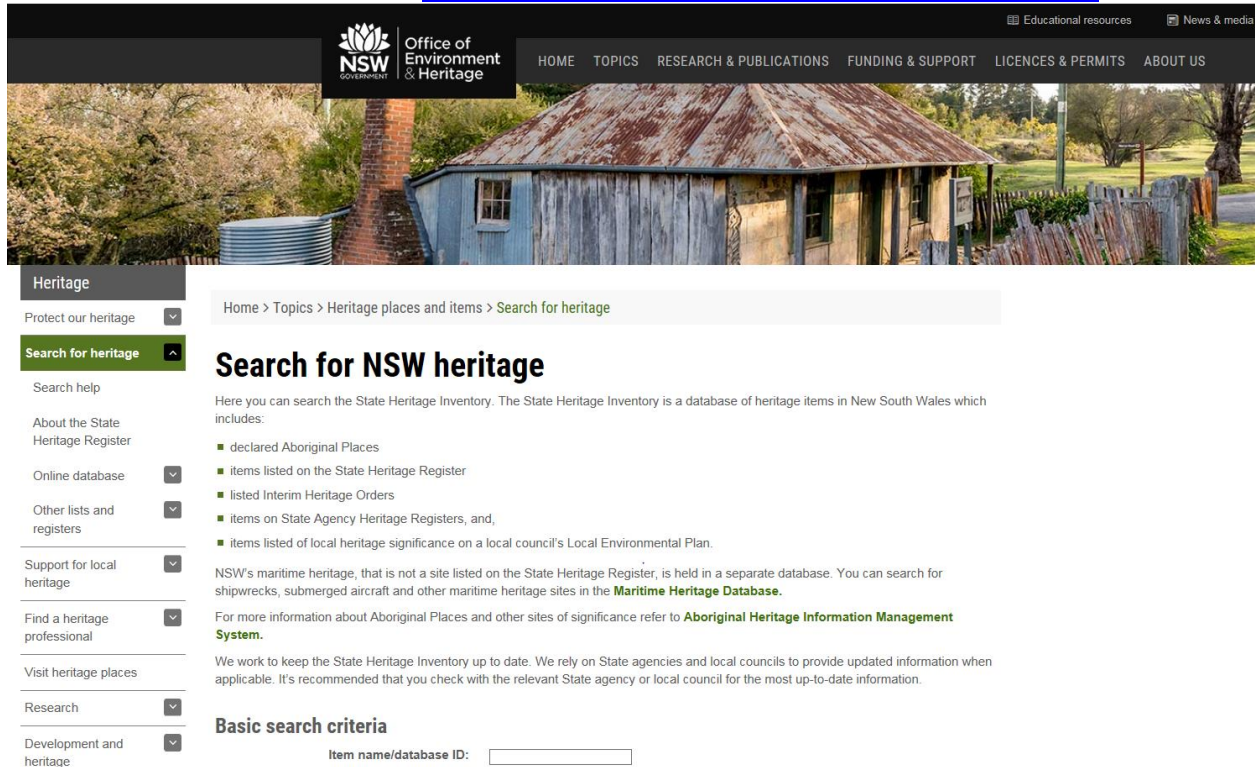


Figure 2 – Extract from Office of Environment and Heritage Website

Schedule 5 of BLEP 2014 defines places and buildings that are formally recognised as heritage items and heritage conservation areas in the Shire. The BLEP 2014 contains provisions that regulate development in those areas.

Development of, or in the vicinity of a heritage item or heritage conservation area needs to take into consideration its surroundings, both natural and constructed, and the physical and social context of the locality as valued by the community.

The heritage component of a development application (DA) is considered integral to the overall assessment of DA if it is identified under BLEP 2014 as a heritage item or falls within a heritage conservation area. Where applications fail to address the heritage requirements and in particular enhance the heritage characteristics of the building or the streetscape, staff will require amendments to plans to achieve a better outcome. In some circumstances where this is unable to be achieved a development application will be recommended for refusal.

Heritage Advice

To assist the public, land owners, consultants and applicants, Council provides a range of heritage advice and information as follows:

- Free consultation with our heritage advisor in order to review or assess a site or a potential site;
- Review and assessment of a site and its constraints due to a heritage listing or a Heritage Conservation Area;
- Opportunity for telephone and email advice on heritage matters;
- Opportunity for Formal Development related advice and pre-lodgement advice;
- Heritage grant funding for projects that require assistance for maintenance or repair works
- Opportunity for preliminary reviews for DA's prior to lodgement in order to help support a DA;
- DA for heritage items to be assessed by a Town Planner with heritage expertise and or referral for formal comment to Council's Heritage Consultant;

The above Council services are provided to residents on a regular basis to increase their knowledge, and provide them with support required to ensure they submit all necessary statutory documentation with their DA.

For further detail's Council's Heritage Fact Sheets can be found at;

<https://www.byron.nsw.gov.au/Services/Building-development/Heritage/Heritage-in-Byron-Shire>

STRATEGIC CONSIDERATIONS

Community Strategic Plan and Operational Plan

CSP Objective	L2	CSP Strategy	L3	DP Action	L4	OP Activity
Community Objective 2: We cultivate and celebrate our diverse cultures, lifestyle and sense of community	2.5	Encourage community appreciation of cultural vitality and diversity	2.5.2	Recognise and support the heritage of Byron Shire	2.5.2.3	Provide a free Heritage Advisory Service to the community

Report No. 4.3 Heritage Assessment 'Carabene' Ewingsdale Road Ewingsdale**Directorate:** Sustainable Environment and Economy**Report Author:** Nancy Tarlao, Planner**File No:** I2020/806**Summary:**

At its meeting 12 March 2020, the Heritage Panel made a recommendation that it receive a further report from staff on the potential to list the homestead known as 'Carabene' Ewingsdale Road Ewingsdale, on Schedule 5 of Byron Local Environmental Plan 2014.

This report considers the potential to list the homestead against relevant heritage assessment criteria.

RECOMMENDATION:**The Heritage Panel:**

1. Recommend that the homestead 'Carabene' due to its historical, historical associative and aesthetic and social significance be included on Schedule 5 of Byron LEP 2014 as a heritage item.
2. Request staff to consult with the current landowners of the homestead 'Carabene', and the NSW Heritage Office on 1 above and include their comments in the report to Council on the LEP amendment planning proposal.
3. Request the landowner to prepare a Conservation Management Plan for the homestead 'Carabene' to guide future conservation and reconstruction works (including the relocation of the front fence and gate for any future road widening purposes), and inform any future development application and or local heritage places grant application once listed.

Attachments:

- 1 Heritage Assessment prepared by Deborah Wray, E2020/39097 , page 43 [↓](#)

REPORT**Background**

- 5 A proposal was put to the Heritage Panel meeting March 2020, for inclusion of the homestead known as 'Carabene' Ewingsdale Road, Ewingsdale onto Schedule 5 of Byron Local Environmental Plan 2014.

- 10 This report considers the potential to list the homestead against relevant heritage assessment criteria.

Heritage Assessment Criteria.

- 15 There are seven criteria under which a place can be assessed in the context of State or Local heritage themes as outlined in the NSW Heritage Management System, Assessing Heritage Significance (NSW Heritage Office 2001). It will be considered to be of State or Local significance if it meets one or more of the following criteria.

- 20 **Criterion a) Historical significance:** *an item is important in the course, or pattern of NSW's cultural or natural history (or the cultural or natural history of the local area.)*

- 25 **Criterion b) Historical (Social /Associative) significance;** *an item has strong or special association with the life or works of a person or a group of persons of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).*

Criteria c) Aesthetic significance: *an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).*

- 30 **Criteria d) Social significance;** *an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.*

- 35 **Criteria e) Research potential:** *an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area). Significance under this criterion must have the potential to yield new or further substantial information.*

Criteria f) Rarity: *an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (for the cultural or natural history of the local area).*

- 40 **Criteria g) Representativeness:** *an item is important in demonstrating the principal characteristics or a class of NSW's (or local area's) Cultural or natural places or Cultural or natural environments.*

‘Carabene’, Ewingsdale Rd



A detailed heritage assessment has been completed of the significance of the homestead 'Carabene' by Council's Heritage Advisor (Attachment 1 #E2020/39097).

The assessment report recommends the homestead 'Carabene' be included on Schedule 5 of Byron LEP 2014 as a heritage item due to its historical, historical associative and aesthetic and social significance.

STRATEGIC CONSIDERATIONS

Community Strategic Plan and Operational Plan

CSP Objective	L2	CSP Strategy	L3	DP Action	L4	OP Activity
Community Objective 2: We cultivate and celebrate our diverse cultures, lifestyle and sense of community	2.5	Encourage community appreciation of cultural vitality and diversity	2.5.2	Recognise and support the heritage of Byron Shire	2.5.2.3	Provide a free Heritage Advisory Service to the community

Heritage Assessment

'Carabene' Ewingsdale Rd.

1. Background

A proposal has been put to Byron Shire Heritage Panel for proposed inclusion on the Byron LEP 2014 heritage schedule of 'Carabene', Ewingsdale, with an attachment of historic information from Cllr Jan Hackett. This report considers the potential significance of the item against the heritage criteria.

2. Heritage Assessment Criteria.

There are seven criteria under which a place can be assessed in the context of State or Local heritage themes as outlined in the NSW Heritage Management System, Assessing Heritage Significance (NSW Heritage Office 2001). It will be considered to be of State or Local significance if it meets one or more of the following criteria.

Criterion a) Historical significance: *an item is important in the course, or pattern of NSW's cultural or natural history (or the cultural or natural history of the local area.)*

Criterion b) Historical (Social /Associative) significance; *an item has strong or special association with the life or works of a person or a group of persons of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).*

Criteria c) Aesthetic significance: *an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).*

Criteria d) Social significance; *an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.*

Criteria e) Research potential: *an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area). Significance under this criterion must have the potential to yield new or further substantial information.*

Criteria f) Rarity: *an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (for the cultural or natural history of the local area).*

Criteria g) Representativeness: *an item is important in demonstrating the principal characteristics or a class of NSW's (or local area's) Cultural or natural places or Cultural or natural environments.*

'Carabene', Ewingsdale Rd



A historical background and early photographs of the farmhouse are provided in the attached information from Clr Hackett. In summary, William Flick and Sarah Flick were pioneer settlers who came to the Ewingsdale area in the 1880s. The house 'Carabene' was constructed in the late 1880s when William Flick took up 860 acres of prime farming land at Ewingsdale. William Flick was instrumental in establishing the hall, church and school. He had the church and hall built and a school building relocated and sited there for his own and local farm workers children. He also planted the avenue of trees. The Flick family are fourth generation residents in the area who have been associated with farming for over 100 years.

The nearby St Columbus church group is an existing heritage listed group which includes the church, the community hall, the former schoolhouse site and the avenue of trees planted by the Flicks on the old Pacific Hwy, now William Flick Lane. For some reason 'Carabene' the early homestead of the Flicks, was not included in this group at the time of the Byron Heritage Study in 2004. Although the original acreage has been subdivided and the original farm reduced in size, the house, "Carabene", still stands as the original site of settlement and is inextricably connected to the church group.

Assessment of Significance

Criterion a) Historical significance: *an item is important in the course, or pattern of NSW's cultural or natural history (or the cultural or natural history of the local area.)*

Carabene holds historical significance to the Byron Shire as a late Victorian homestead developed by pioneering settlers, the Flicks, who were also instrumental in the development of the nearby school, community hall and church at Ewingsdale.

Criterion b Historical (Social /Associative) significance; *an item has strong or special association with the life or works of a person or a group of persons of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).*

Carabene demonstrates Historical Associative significance with William and Sarah Flick pioneer settlers of this property, who were also instrumental in the development of the nearby school, community hall and church at Ewingsdale, which has a strong association with the Ewingsdale community. The land was originally part of the former holdings of Sir Thomas Ewing 1856-1920, a Department of Lands surveyor, and later a politician.

Criteria c) Aesthetic significance: *an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).*

The house demonstrates aesthetic significance for its historical form, scale and remaining original fabric including a 1920s concrete and tiled ornamental fence. It is a notable historic dwelling visible on the main road entry to Byron Bay with some mature plantings in its setting. Whilst it has been modified by some external alterations over the years it retains its overall form, scale, and the hipped and gabled roof extensions and is recognisable to its early origins. Internally it retains considerable amount of internal fabric worthy of conservation including original teak flooring, timber ceilings and timber wall linings.

Criteria d) Social significance: *an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.*

The property is linked to the St Columbus group of church, hall and former school site which are of high significance to the Ewingsdale community

Criteria e) Research potential: *an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area). Significance under this criterion must have the potential to yield new or further substantial information.*

The property is not likely to yield information of a nature which would meet this criteria.

Criteria f) Rarity: *an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (for the cultural or natural history of the local area).*

Carabene homestead meets this criterion as it is rare locally in the context of the Ewingsdale and is important element of the St Columbus Church Group which is assessed as having rarity locally.

Criteria g) Representativeness: *an item is important in demonstrating the principal characteristics or a class of NSW's (or local area's) Cultural or natural places or Cultural or natural environments.*

Carabene is representative of a dwelling erected in the late 1880s with Federation era additions and can be compared to remaining early homesteads of this period in the Shire.

Recommendation

'Carabene' demonstrates historical, historical associative and aesthetic and social significance and is recommended to be included on Schedule 5 of Byron LEP 2014 as a heritage item.

The property is worthy of careful conservation, reinstatement of the original details, and retention of an appropriate setting including the historic concrete and tiled fence and mature plantings. A Conservation Management Plan and further research would assist in this process to guide future conservation and reconstruction works.

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