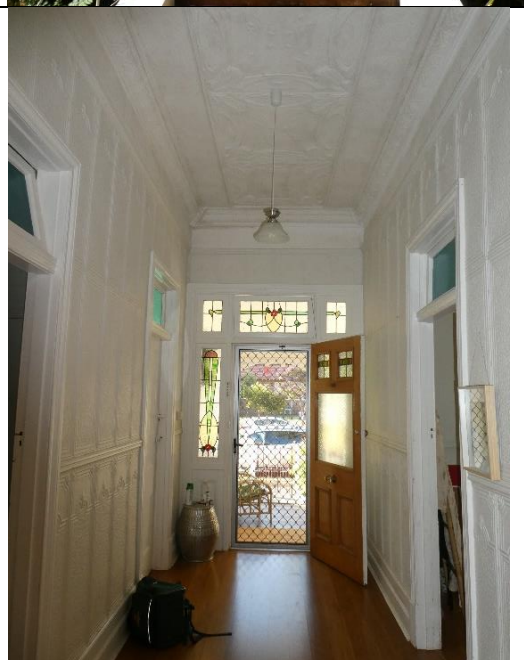


Heritage Advisor Annual Report 2021-22

Byron Shire Council



April 2022

Prepared by
CLARENCE HERITAGE
for Byron Shire Council

1. General Overview

2021-22 saw very high activity in the development sector with associated demand for advice on developments affecting heritage items and within heritage conservation areas in Byron Shire. Work was provided in the following key areas:

- 6 visits to Council
- 9 pre-Development Application assessments
- 56 Development Applications review and advice as part of statutory management of development in relation to heritage items and Conservation Areas in the shire. This also included relevant conservation advice and recommendations.
- 15 conservation/general advice meetings to assist in heritage management.
- Assistance and support to owners with grant applications under the Local Heritage Places grants
- Attendance at Heritage Panel meetings.
- Use of conservation incentives clause to promote heritage conservation.
- Preparation of Heritage Assessments of Brunswick Heads and places in Bangalow, Mullumbimby and Ewingsdale as potential heritage items.

2. Site Visits and Advice

In total, site visits/advice was provided in relation to 80 sites up to April 2022, (compared to 66 in the previous year). Although some Pre DA, and conservation advice meetings were impacted by Covid 19 restrictions there is increasing awareness of the availability of the free heritage advisory service with local consultants or owners. These meetings commonly address

- Pre-purchase enquiries about heritage listing and what it means,
- Advice on the use of correct materials and approaches for conservation works,
- Advice on traditional heritage colour schemes,
- Advice on the heritage exemptions 5.10(3) which allows a range of 'minor' works and maintenance which can be authorised by written advice through a 'no fee' application.
- Advice on pre DA proposals for alterations and additions are which are permissible with consent.
- Requests for heritage protection of places

3. Pre DA Advice

9 pre DA proposals were discussed in relation to heritage items or works in Heritage Conservation Areas. Early advice helps to identify issues and explain the consent processes before any work is carried out and before applicants embark upon the preparation of detailed plans. Pre DA included St Aiden's Church at Eureka which has been deconsecrated and now in private ownership and advice regarding future conservation and a potential new residence to the rear retaining the church intact and a historic homestead Longfield at Wilsons Creek.



Site meeting at St Aidan's Church Eureka, 2021.

4. Development Applications

Heritage advice was provided on 56 development proposals which included conservation advice and recommendations where relevant. A proposal for a change of use from residential to business use at Greys House 68 Byron Street, Bangalow utilised the conservation incentives clause of 5.10(10). This application resulted in a detailed Maintenance and Conservation Management Strategy for the long term conservation of the property.



Grey's House 68 Byron Street, Bangalow. Federation Bungalow with influence of the Arts and Crafts style, circa 1911, designed by F.J Board and built by Beckinsale (also attributed to Clover Hill)

5. Byron Shire Local Places Heritage Grants 2021-22

Heritage grants are an important incentive and are often the catalyst to carry out conservation works to heritage properties. The Local Heritage Assistance Fund supported 3 successful projects in 2021-22 which are shown below. Extensions have been granted for completion due to impacts from Covid and flooding.

These projects raise awareness of appropriate materials, colour schemes, and approaches to conservation and cumulatively enhance the conservation within the shire.

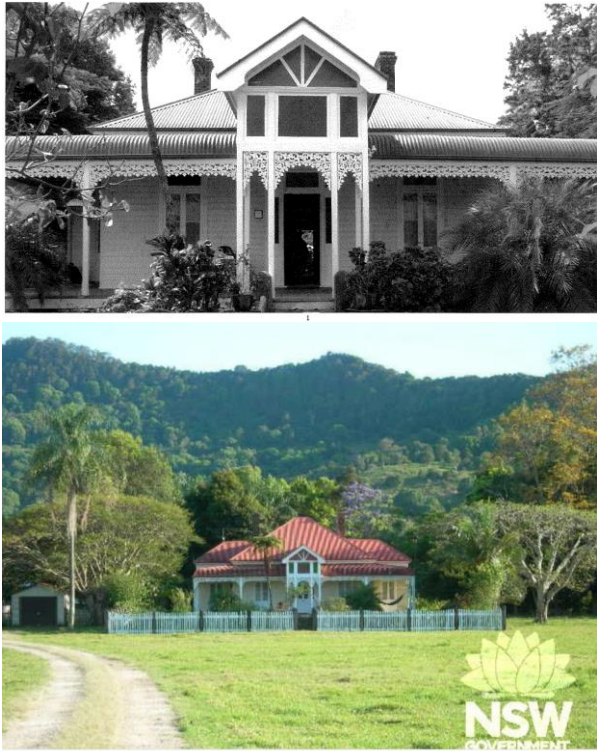
There is an amount of up to \$12,000.00 in the 2020-21 fund made up of a grant from the Heritage Division of the NSW Office of Environment of up to \$5,500.00 and \$6,500.00 from Council.

Up to \$3,000 is the maximum normally available for each project from the total funding pool. The main conditions are that property owners need to provide one dollar

for every dollar contributed jointly by Council and the Heritage Division and that the work must be completed before or by March 2022.

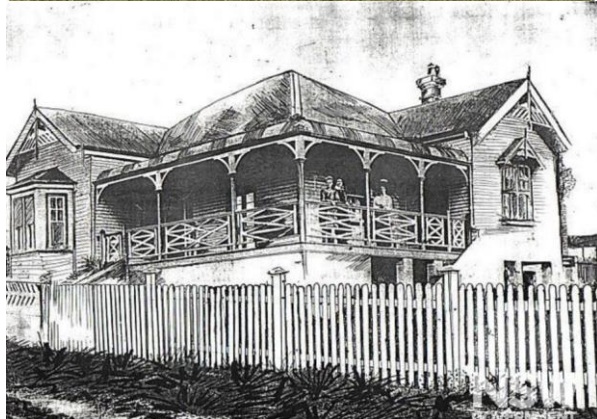
Local awareness of positive support for heritage owners also contributes to better public awareness and the building of a positive image for Council in nurturing a supportive governance of heritage conservation.

Byron Local Heritage Grants 2021-2022

APPLICATION	PROPOSAL
<p data-bbox="177 546 687 575">Inverary, 130 Main Road, Mullumbimby.</p> <p data-bbox="177 618 347 647">Heritage Item</p> <p data-bbox="177 654 940 754"><i>The building is significant to the precinct. It is a rare example of a late 19th century weatherboard house and is connected to a pioneering family of the district, the Campbells.</i></p> <p data-bbox="177 761 900 896"><i>The land on which the house Inverary was built was selected by the Campbell family in 1881. The house was built at the end of the Nineteenth Century and it remains substantially as built. SHI 12600915</i></p> 	<p data-bbox="975 546 1254 575">Repainting of Exterior.</p> <p data-bbox="975 618 1430 754">Includes preparation and repainting of walls, doors, windows, metal window canopies, some stripping and treatment.</p> <p data-bbox="975 761 1110 790">\$7,500 total</p> <p data-bbox="975 797 1390 860">3 quotations supplied; this was the lesser amount.</p> <p data-bbox="975 902 1406 1039">A heritage colour scheme appropriate to the era is to be used. Details to be submitted prior to commencement.</p>

2. 58 Kingsley St, Byron Bay

This elegantly proportioned weatherboard house was built in 1907 and has been well maintained throughout its history. The building is situated in Kingsley St amongst others of its style. The building is a very good period example of a timber bungalow. The house is part of the Kingsley precinct. SHI 1260023



Repair and reconstruct deteriorated balustrade to verandah and arbour entry structure. Wet rot to timber.



\$6050. Quotation supplied.

A site meeting was held with the owner on 8 October 2021. This is a well-presented house which has high public visibility and contributes strongly to the heritage conservation area streetscape. The timber picket balustrade is non-original fabric and has rotted in part and needs repairs and replacement. The Arbour is also non original, but is important to the owner being built by her late husband. Its repair is positive and complementary to the streetscape. The existing colour scheme is proposed to be maintained.

The application is supported.

Recommended

Hardwood should be used for repairs and reconstruction of damaged elements.

3. 26 Satinash Cresc, Bangalow.

(Formerly 3 Granuaille Cresc)

House is a heritage listed item I026

'Finely proportioned timber residence with high quality Federation style timber detailing located on an elevated site at the north end of the village. The house displays local materials and craftsmanship in carpentry of a very high standard'. SHI 1260081



Repair of deteriorated verandah including corner support post, bearers and decking in hardwood.

\$8,000 total cost quote supplied.

Application includes photos submitted showing wood rot at base of post and to verandah elements.

Project is supported.

Recommendations

Conservation should be based on repair and retention of as much sound original fabric as possible. E.g., splice new material to base of original posts, maintaining upper portion.

Recommendation

Repairs and reconstruction of deteriorated elements; This should be sourced to match original as closely as possible using traditional Australian hardwood such as Tallowood or Blackbutt.

Paint to match heritage colour scheme.

6. Heritage Panel

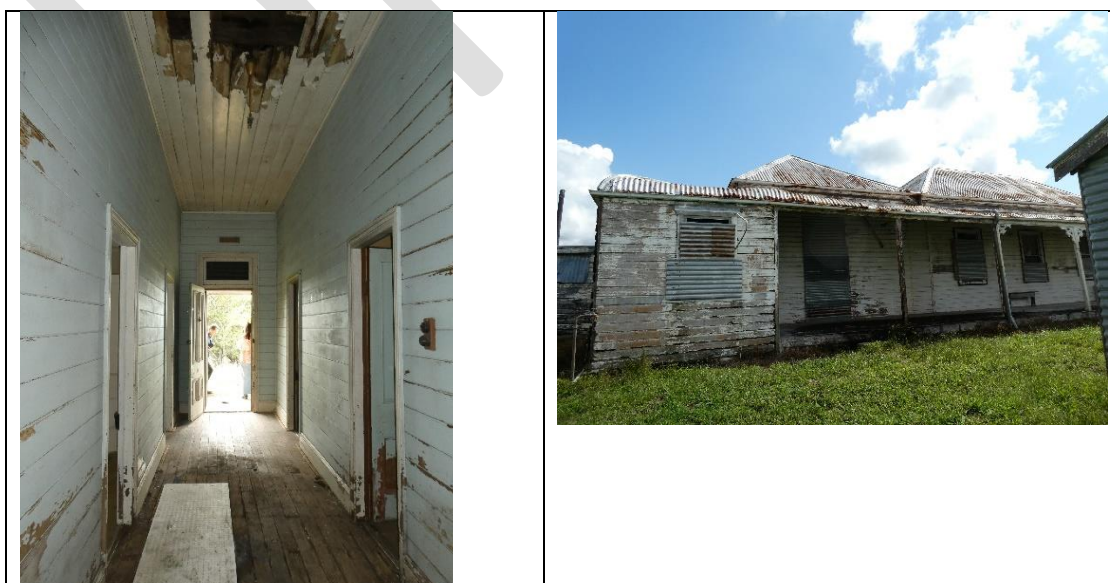
The Heritage Panel meets three times per year and discusses a range of current issues and matters which are part of the adopted Heritage Strategy. The Heritage Panel is positive forum which reflects a keen community interest and desire to highlight concerns, protect and promote heritage in the Shire. The allocation and distribution of funding for the 2021-22 heritage grant applications was considered by the Panel. A new Heritage Panel was formalised in March 2022 following the change of elected Council.

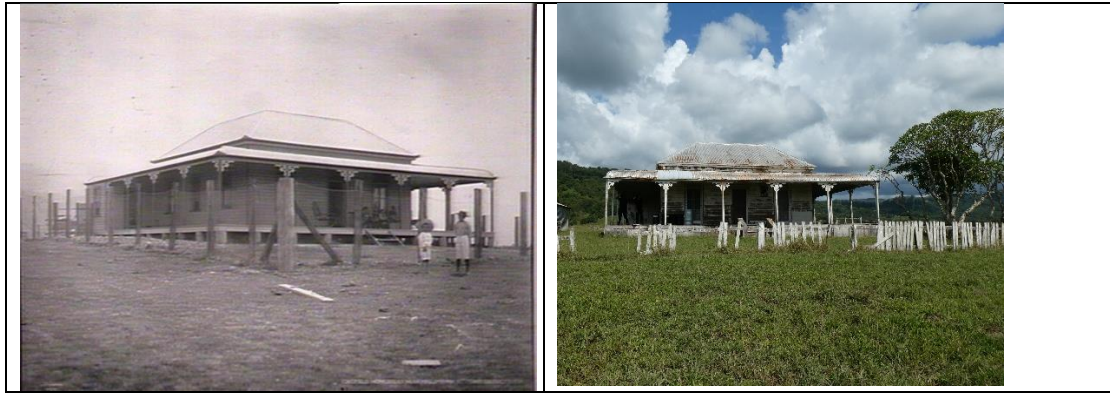
A notification of all Development Applications in relation to Heritage Items and within Heritage Conservation Areas is also sent by e mail weekly to panel members. The panel does not have a decision role in development applications meetings but members may make individual submissions.

Following the heritage field day in Brunswick Heads to consider the heritage values of the village area, Council has now resolved to prepare a formal report to consider a potential Heritage Conservation Area in this village. This has been completed and consultation with residents and owners is planned but had to be delayed due to the catastrophic flood event on 28 February 2022.

Several historical properties which are deteriorated and at risk have been brought to Councils attention by Brunswick Valley Historical Society with relevant history. The future inclusion of these items is considered appropriate and will need to go through consultation and a Planning Proposal.

One of these is the historic homestead Longfield, which has recently been sold and a DA has been lodged for restoration of the farmhouse with a new addition to the rear securing its future conservation.



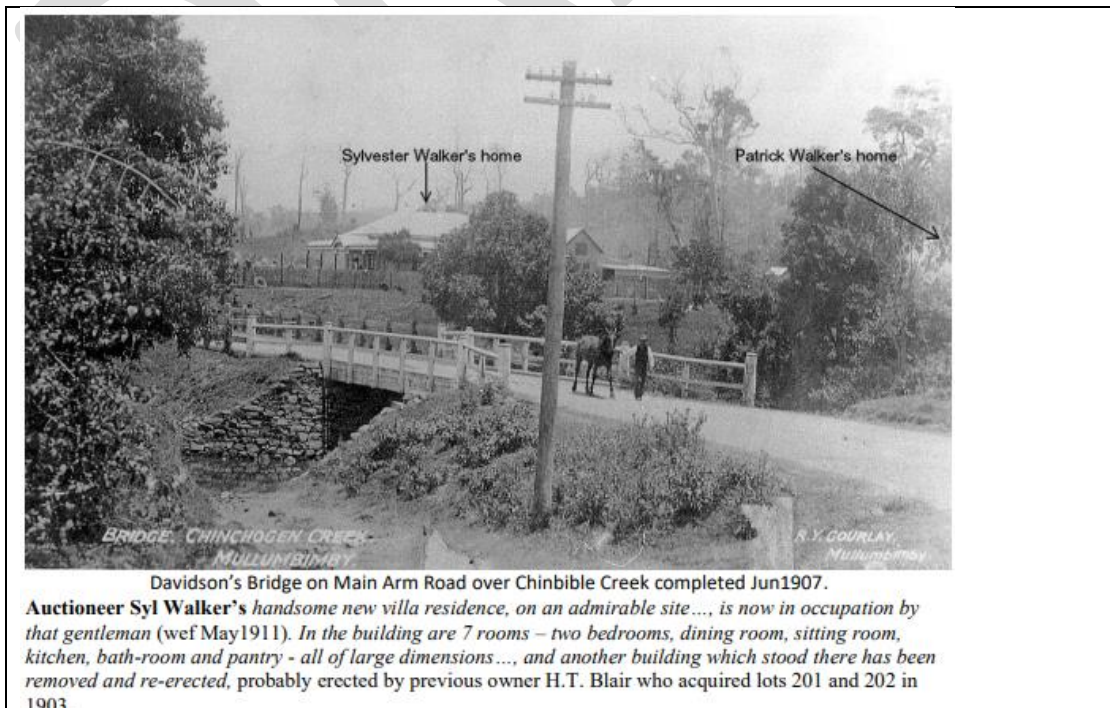


Longfield, 175 Wilsons Creek Rd

BVHS has also raised concerns about the condition of two historic residences at 22 Coolamon Scenic Drive Mullumbimby c1908-9 and Wiloona at 5 Main Arm Rd, Mullumbimby c1911 which both provide evidence of early settlement in Mullumbimby, as domestic dwellings built in the early part of the 20th Century and hold associations with the Walker Family.

'Bellevue' at 22 Coolamon Scenic Drive, was built as a retirement home by Patrick Walker (1845 Reidsdale – 1941 Mullumbimby) in 1908/09. He was dubbed 'the grand old man' of Mullumbimby (lived to 97 years old) after a lifetime of distinguished service in Mullum and Billinudgel community affairs.

Wiloona' at 5 Main Arm Road, was built in 1911 for Patrick's auctioneer son Sylvester Walker (21Mar1878 Copmanhurst – 15Feb1949 Mullumbimby), also prominent in community affairs, Sylvester being a former Alderman of the Mullumbimby Council. Both were strongly involved with the Mullumbimby Agricultural Society Patrick becoming a life member. BVHS





Bellevue and Willoona, , Mullumbimby.

7. **Aboriginal Heritage Study**

The Bundjalung of Byron Bay Arakwal people are the Traditional Owners and custodians for parts of the Byron Shire. The need for an Aboriginal Heritage Study of Byron Shire is a current gap in knowledge and considered to be a priority in terms of heritage studies. The AHIMNs database can be used to search records of known Aboriginal sites in association with development proposals and works, however this is not necessarily comprehensive and collaboration with LALC to further record sites of Aboriginal cultural significance. Council has applied under Heritage NSW Funding Programme for 2020-22 for funding for an Aboriginal Heritage Study and awaits the result.

8. **Non-Indigenous Heritage**

The heritage study which underpins the current LEP was conducted in 2004 and includes a fairly comprehensive inventory database. Additional potential heritage items have been put forward by the community and highlighted through the heritage committee, and any member of the community may write in to express interest in the protection of a place for assessment.

Brunswick Heads Progress Association and Chamber of Commerce made a submission to Council requesting a Heritage Conservation Area for Brunswick Heads to protect its unique identity and heritage character. A detailed heritage assessment has been prepared which and considered by the Heritage Panel and is ready to go to a pre consultation with owners before being presented to full Council as a draft Planning Proposal.

Other places that have been considered by the Heritage Panel for inclusion as potential heritage items include:

- Carabene Farmhouse, 11 Ewingsdale Road, Ewingsdale.
- 40-42 Cowper Street, Byron Bay
- 9, 11, 13, 15, 17, 25, Lismore Rd, Bangalow. Group of Workers Cottages associated with George Reading.

- Charlotte Street group of residences, 16,17, 20, 21 and 23 Charlotte Street, Bangalow.
- Longfield 175 Wilsons Creek Rd,
- Bellevue and Wiloona Main Arm Rd, Mullumbimby

9. Heritage Interpretation Signage

There is scope to enhance an understanding of the heritage places within the Shire with a suite of co-ordinated heritage interpretation signage. Samples could be prepared for a selection of buildings for the towns and villages and rural areas of the shire. This would require funding and grant sources could be explored together with tourism and economic development. This would be an excellent project for collaboration with the Heritage Panel and could draw on expertise of local community members. This was not pursued in 2021-22 due to the level of other work.

10. Conclusion

Devastating Floods of February 2022 and March 2022 wreaked havoc on many townships and rural areas and the full extent of damage to properties is not yet known.

Byron Shire Council continues to show strong support and commitment to heritage conservation and recognises the intrinsic value of conserving heritage, both built and natural, to the identity of the shire.

Benefits of providing advice at the pre DA and Conservation stage continue to be promoted and have been taken up. This past year was dominated by Development Application review, although each application presents an opportunity to review the item, and provide individual recommendations to assist in future conservation.

Development is not a question of 'one or the other', but about managing change in positive manner which retains those values. I look forward to another year ahead of positive work and projects with the Shire.

DRAFT 19/4/22

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