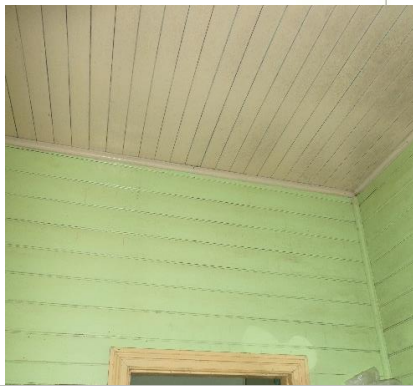


Heritage Referral

221 Coolamon Scenic Drive, Coorabell.



August 2022

Prepared by

CLARENCE HERITAGE

for Byron Shire Council

1. Background

A site visit was carried out by Craig Bridge, Enforcement Officer, Byron Shire Council and Deborah Wray, Heritage Advisor on 5 August 2022 with the tenant in attendance. The occupation of the cottage is a longstanding non-compliance matter with BCS.

A proposal has been put forward for consideration of a proposed heritage listing of the cottage on Schedule 5 of Byron LEP 2014. This will require a Planning Proposal and formal amendment to the Byron LEP 2014, and if approved by State Government, would enable the owner to utilise the Heritage Incentives Clause 5.10(10). A formal approved use for the building would be reliant upon a conservation outcome for the property. The subject property currently has no heritage status under Byron Shire LEP 2014.

2. Heritage Assessment

2.1 Heritage Assessment Report

A detailed report has been prepared by Dr. Kate Gahan dated September 2020 which concludes that the cottage demonstrates historic, aesthetic, associative and representative heritage values and meets the criteria for listing on Byron Shire Council's Local Environmental Plan as an item of local environmental heritage.

2.2 Comments on Heritage Assessment Report

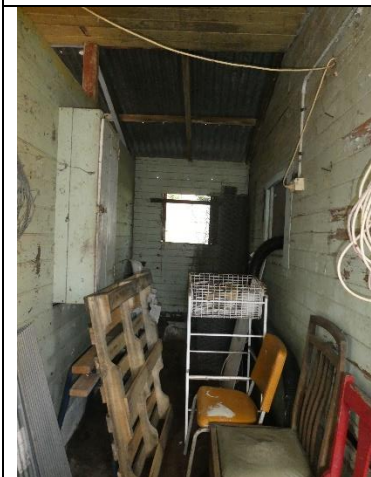
As a surviving 1890s era rural cottage it is agreed that the property demonstrates historical and associative significance with the early Irish settlers, Garven family. In addition, the related dairy bails are additional important evidence of the dairying use of the property and connections to the Norco industry Byron Bay.

Aesthetically, the building retains its traditional main roof form and scale but has been unsympathetically altered in past decades by enclosed verandahs, non sympathetic cladding, guttering, aluminium windows and awnings. Internally, many interior walls are lined with Masonite, although some display original timber linings. These alterations can be successfully restored or reconstructed to original details. There are some remnants of the original glazing with a 4 pane double hung sash window on the western side of the front bedroom, however the integrity of original doors and windows is low. The Laundry retains an original copper and brick base, and the kitchen an early fuel stove.

2.3 Dairy Bails

The historic dairy bails building and yard approximately 50 metres south of the cottage are not mentioned in the heritage assessment report. This farm building retains a high level of original fabric, with timber lined walls and ceilings, the separating room, and the milking bays still intact with their stall divisions.



This rural outbuilding is historically and aesthetically significant as part of the farm property. It is important evidence of the former dairy operations it is appropriate that it should be included in the proposed heritage listing and scope of works for future maintenance.






3.0 Proposed Conservation Works

A draft scope of works is outlined on Pages 8 to 13 of the Heritage Assessment Report to address the future conservation of the building and removal of unsympathetic alterations. The content of this table is endorsed subject to some additions to the actions and comments.

Additions to be included in the table for proposed Scope of Works

Element	Action	Comments
Page 8		
Timber Floors internal rooms	Tung Oil should be used for finishing timber floors. Any floor coverings should not be directly affixed to the floor - use an isolating layer where possible	
Page 8 Doors	<p>The French doors on the front elevation are non original. Double hung windows were originally on the principal front elevation on the historic photograph and are recommended to be reinstated to match.</p> <p>Double hung vertically proportioned timber windows to match the remaining window on the northwest should also be installed to replace non original windows.</p> <p>4 panel doors should be reinstated to the interior.</p>	<p>The era of the original dwelling 1890s/1900 is likely to have had 4 panel style doors. Two high waisted doors exist of two different patterns and are unlikely to be original. Others are modern flush panel doors.</p>  <p>Two non original high waisted doors</p> 

		 <p>Likely original window</p>  <p>Chamfer boards to original exterior wall now within enclosed verandah.</p>
Page 9 Kitchen Fireplace		<p>Tenant advised that chimney/ flue leaked and water spilled onto floor. Flue may be rusted. Stove is rusted at the back and not operable. Water penetration needs to be addressed to chimney and flashing. Investigate repair of stove and provide options /costings.</p>
ADD Laundry Copper chimney and	To be carefully conserved and chimney checked for flashing and water tightness.	

Page 11 Exterior		
Roofing main dwelling		Cottage has recently been reroofed in colorbond which addressed a tree falling onto and damaging the roof. No heritage requirements applied to this work, however future re-roofing in a traditional Galvanised Steel would be recommended for a heritage conservation outcome.
Verandah reinstatement		Detailed drawings to reinstate detail required with correct proportions, profiles and guttering. Examples of scaled drawings are available for reference in 'Getting the Details Right' Department of Planning publication.
Guttering and downpipes	Non perforated ogee profile is appropriate to this period and should be specified. Metal round downpipes should be used.	The colour scheme for the exterior is to be accurate to original paint scrapes and of the late Victorian era. Colorbond prepainted guttering is acceptable under a galvanised roof in a heritage colour or plain galvanised gutters can be used or painted. Dark gutters were traditionally used.
Page 12 External walls.	Existing weatherboards are to be carefully restored and matched as required.	
Curtilage	Curtilage should extend to the the Dairy Bails which relate to the historic cottage and early farm operations.	
Dairy Bails	<p>Document the existing building.</p> <p>Retain all original fabric, including milking stalls and divisions, separating room and any moveable items.</p> <p>Make water tight.</p> <p>Ensure all water is dispersing away from edge of building.</p> <p>Use appropriate guttering Ogee or quad profile.</p> <p>Re-roofing should be in Galvanised Steel</p> <p>Repair 'like for like' to original details, with matching materials.</p> <p>Remove fig tree invading base of building.</p> <p>Retain early colour scheme.</p>	

4. Recommendations

- The inclusion of the cottage with the historic dairy bails at 221 Coolamon Scenic Drive as a heritage item is supported. This will require a Planning Proposal and amendment to the Byron LEP 2014 to be approved by State Government.
- An updated schedule of works should incorporate the comments provided.
- A State Heritage Inventory form should be prepared in the required format.
- Works to reinstate the dwelling to original details and conserve and repair the historic dairy would be positive to heritage conservation in Byron Shire.
- Consideration should be given to including this in the next Council Planning Proposal with other proposed additional heritage items under consideration by the Heritage Panel.

5. References

1. Heritage Assessment Report 221 Coolamon Scenic Drive Dr K Gahan, September 2020.
2. The Icomos Burra Charter 2013.
3. NSW Heritage Office; Assessing-Heritage-Significance 2001.
4. Byron Shire Council Community Based Heritage Study 2004.

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