

Project Number: HN000220-A



STATEMENT OF HERITAGE IMPACT & HERITAGE REVIEW-WINGHAM MAIN STREET PLAN

FINAL 12 / 4 / 2021

M I D C O A S T C O U N C I L

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Executive Summary

Heritage Now has been engaged by MidCoast Council to prepare a Statement of Heritage Impact and heritage review for the proposed Wingham Main Street Plan for the Wingham Central Business District (CBD).

Wingham is located approximately 10 km west of Taree in the MidCoast Council Area. It is a historic Government town on the Manning River, dating to 1844. The Project Area includes portions of Isabella Street, Primrose Street, Bent Street, Farquhar Street and Wynter Street. The Proposal is to beautify the Wingham main streets by providing the following initiatives:

- Street Tree Planting
- Underground Electricity and New Street Light Poles
- Treatment at Key Intersections (including kerb extensions, centre refuges, change of pavement and tree and groundcover planting)
- New Footpaths
- New Street Furniture
- Wayfinding Signage
- Improved Interface with Central Park
- McCullagh Lane Carpark Upgrade
- On-Street Parking
- Outdoor Dining
- Public Art and Building Restoration
- Local Services and Products

These initiatives would be installed on Council controlled land. While the Project Area includes 26 items of local heritage significance and one of state significance, these initiatives will be installed adjacent to these items and not within their curtilages. Many of the heritage items date to Victorian and Federation periods. In addition, Wingham Brush Reserve (I290), a locally listed item, although outside the Project Area, can be seen from the eastern portion of the Project Area and this has been considered in the assessment.

The Project Area was inspected on 9 February 2021 by Crystal Phillips, Heritage Consultant at Heritage Now.

There will be very minor visual impacts as a result of the Proposal. However, the benefit and amenity gained by undertaking upgrade far outweigh these minor impacts. The proposed changes overall have a positive impact to the Project Area, including the Wingham Conservation Area by improving amenity as well as safety for pedestrians.

The impact assessment has identified that:

- the proposed crossing on Isabella Street in front of Coffee on Isabella has a large tree, which would obscure views to heritage listing I281.
- The archaeological impact of the proposed works in general is considered low; however, the works (particularly those in McCullagh Lane) be subject to an archaeological assessment once the depths of impacts have been confirmed during detailed design.

- A heritage induction is to be provided to all on-site personnel undertaking works so that they understand their obligations for protecting heritage under the *Heritage Act 1977*, as well as reporting of any historic archaeological, or suspected historic archaeological material.

Overall, the impact to the Project Area is considered positive by improving amenity in the Wingham CBD.

The identified impacts are to be mitigated in accordance with the recommendations below.

Recommendation 1

The configuration of the Isabella Street Crossing is to be reconsidered as the current design will block views to heritage listing I281. One of the following options is recommended: the tree is removed from that location, or a smaller tree is planted at that location or the tree is moved a few metres to the west and thus will not obstruct views to I281.

Recommendation 2

The works (particularly those in McCullagh Lane) require an archaeological assessment once the depths of impacts have been confirmed during detailed design.

Recommendation 3

A heritage induction is to be provided to all on-site personnel undertaking works so that they understand their obligations for protecting heritage under the *Heritage Act 1977*, as well as reporting of any historic archaeological, or suspected historic archaeological material.

Recommendation 4

The works are to be carried out as per the design assessed in this Statement of Heritage Impact. Should there be modifications to the design then this document is to be updated to assess these changes.

Acronyms, Terms and Definitions

Acronym	Definition
CBD	Central Business District
CHL	Commonwealth Heritage List
DCP	Development Control Plan
EP&A Act	Environmental Planning and Assessment Act
Km	Metric kilometres
LEP	Local Environmental Plan
LGA	Local Government Area
NSW	New South Wales
OEH	Office of Environment and Heritage, NSW
M	Metric metres
SHR	State Heritage Register
SoHI	Statement of Heritage Impact

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1 Introduction

Heritage Now Pty Ltd has been engaged by MidCoast Council to prepare a Statement of Heritage Impact and heritage review for a proposed upgrade in the Wingham CBD.

1.1 Project Area

The Project Area encompasses majority of the Wingham CBD (Figure 1). It includes portions of Isabella Street, Primrose Street, Bent Street, Farquhar Street and Wynter Street. Wingham is located 10 kilometres west of Taree in the MidCoast Local Government Area. The town is located on the Manning River and is a historic river town.

1.2 Project Proposal

The proposal is to provide several upgrades to revitalise the Wingham CBD. This includes the following initiatives:

- Street Tree Planting
- Underground Electricity and New Street Light Poles
- Treatment at Key Intersections (including kerb extensions, centre refuges, change of pavement and tree and groundcover planting)
- New Footpaths
- New Street Furniture
- Wayfinding Signage
- Improved Interface with Central Park
- McCullagh Lane Carpark Upgrade
- On-Street Parking
- Outdoor Dining
- Public Art and Building Restoration
- Local Services and Products

These initiatives would be installed on Council controlled land (Figure 2).

1.3 Methodology

This document has been prepared in accordance with the relevant Heritage NSW guidelines, including, but not limited to:

- Assessing Heritage Significance (Heritage NSW, formerly OEH 2015)
- Statements of Heritage Impact (Heritage NSW, formerly Heritage Office 2002)

This Statement of Heritage Impact includes:

- An overview of the heritage significance of features concerning the project proposal
- What impact the proposed works will have on that significance
- What measures have been proposed to mitigate negative impacts
- Why more sympathetic solutions are not viable

1.4 Authorship

This report has been written by Crystal Phillips and input provided by Raisa Perez, Heritage Consultants at Heritage Now. Technical input and quality review have been provided by Tessa Boer-Mah, Principal Heritage Consultant at Heritage Now and Heritage Architect, Stephen Booker associate of Heritage Now.

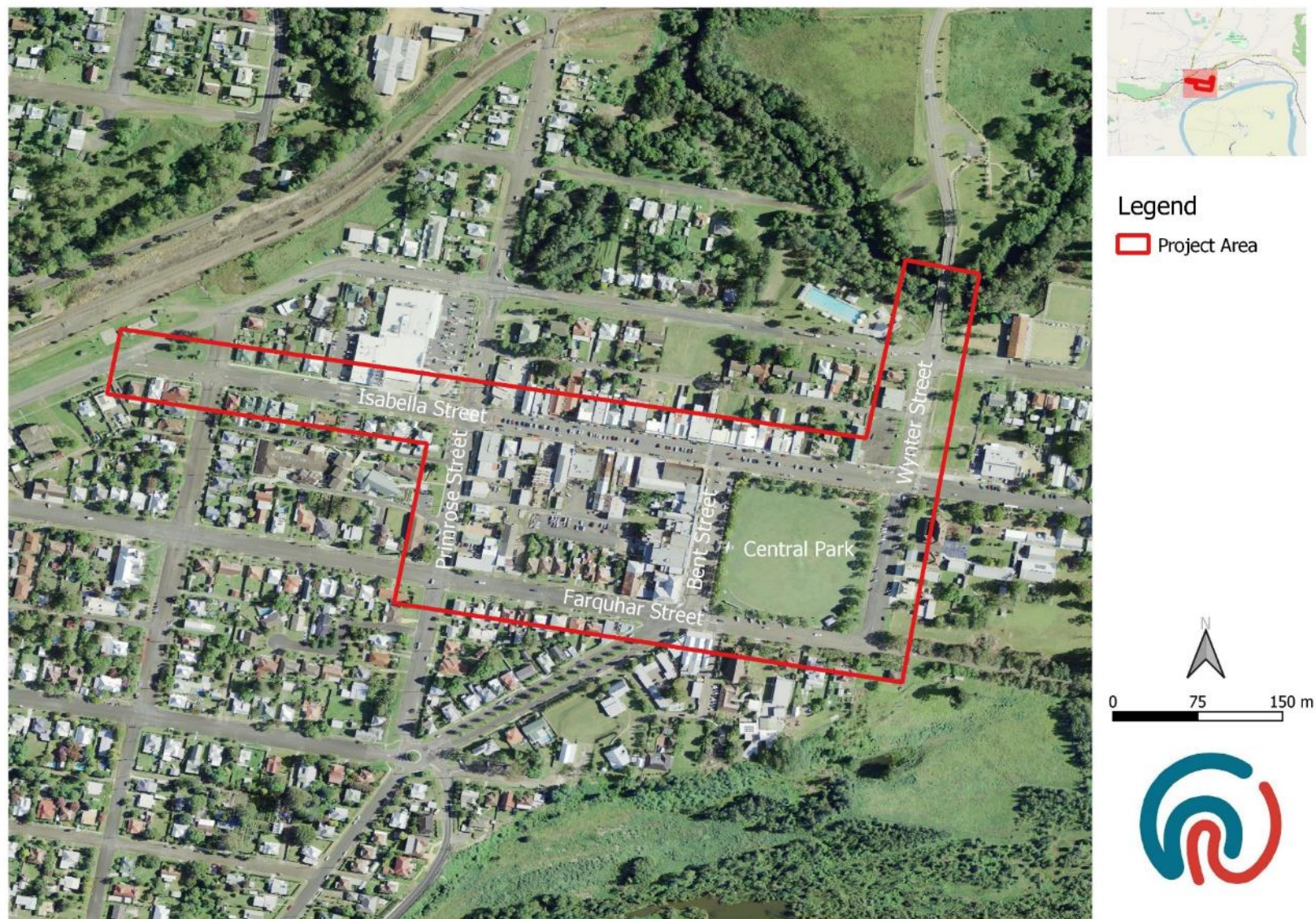


Figure 1 Project Area

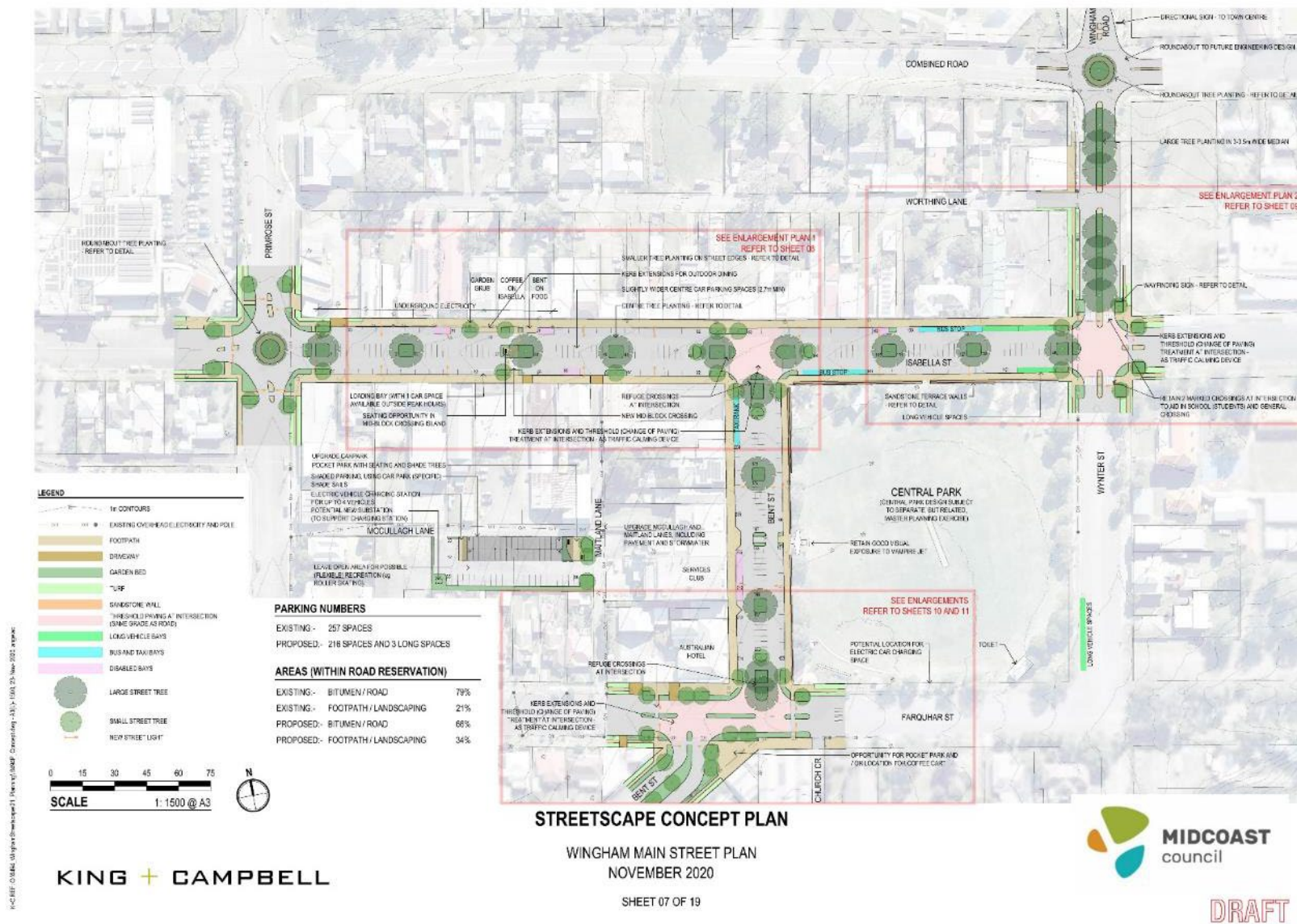


Figure 2 Proposed Works

2 Historic Context

This section provides the foundation for understanding the history of the region, as well as the Project Area.

2.1 Development of Wingham

The traditional custodians of Wingham are the Biripi people. Biripi people have lived in the Manning Valley for thousands of years. Their way of life was greatly impacted by the arrival of colonists along the Manning River. As colonists began establishing settlements such as Wingham and industries such as timber getting along the Manning River, the Biripi were dispossessed of their traditional lands. The arrival of Europeans also brought disease which devastated local populations. Many of the surviving Biripi people were pushed to the edges of settlements, living in camps in places such as Brown's Hill near Taree, at Saltwater, Larry's Flat, Kimbriki and No.1 Station.¹ There is also documented resistance to colonisation, with the arrest of Jimmy Governor in Wingham in 1900 being the most well-known.²

The earliest documented activity of European people in the Wingham area is timber getting in the 1830s. Cedar was the most prized timber, which grew along waterways including the Manning. This history can also be seen in the name of one of the Manning's tributaries in Wingham – Cedar Party Creek.

Wingham is one of two Government towns established on the Manning River, the second town being Tinonee. It was surveyed in 1843 and proclaimed in 1844³. However, no lots were sold until 1854. This is partly due to an economic depression that occurred in the 1840s. The initial settlement of Wingham grew out of the wharf located on the Manning River, with the town being an important shipping hub, especially of timber. It also became an important stop over for travellers between Maitland or Stroud and Port Macquarie.⁴ Growth in the 1860s was also limited due it also being a less prosperous time. Today in Wingham there are no buildings surviving that predate the 1870s.

During the 1880s to the early 1910s there was significant growth and development, including the establishment of several important buildings; the Police Station (1882), Post Office (1884), School (1879), Wingham and Australian Hotels (1890' s), National Bank (1885) , Schools of Arts (1907) and Skinners butcher shop (1911). In 1884 the Central Park and the area known as Wingham Brush were

¹ Suters Architects Snell, "Greater Taree City Council Heritage Study Final Report," Heritage Study (Newcastle, NSW: Prepared for Greater Taree City Council, 1990) Appendix 1, p. 18.

² Mark Solling, *Town and Country: A History of the Manning Valley* (Halstead Press, 2014), 34, <https://www.gould.com.au/town-and-country-a-history-of-the-manning-valley/hls019/>; Suters Architects Snell, "Greater Taree City Council Heritage Study Final Report" Appendix 1, p. 18.

³ E. Deas Thomson, "VILLAGE OF WINGHAM," *New South Wales Government Gazette*, July 12, 1844, <http://nla.gov.au/nla.news-article230676570>.

⁴ Latona Mastreman & Associates, "Wingham Conservation Area Planning Study," Planning Study (East Sydney: Prepared for Greater Taree City Council, 1986), 2.

declared as Recreation Reserves.⁵ It was also in this period that Wingham was declared a municipality in 1889⁶.

By the 1890s Wingham had become an important hub for the communities in the surrounding farmland.⁷ With the arrival of the North Coast railway in the town in 1913, there was further economic growth and development. The rail and improvements in motor transport, including the Pacific Highway, led to a decrease in shipping needs. Regular shipments to the Manning ceased in 1941.⁸

The 1920s and 1930s saw an increase in dairying as a local industry. The rise in popularity in the industry in Wingham and the Manning as a whole is largely attributed to the establishment of several creameries in the region that could process milk and butter locally and provide farmers with regular income. The principal factories were at Mitchells Island (Manning River Co-operative), at Purfleet (Upper Manning Co-operative) and at Wingham (Wingham and Upper Manning Co-operative).⁹

The population of Wingham grew significantly from the 1950s. This has been attributed to the Wingham Council Housing Scheme that sought to establish good affordable housing.¹⁰ Today, Wingham is the second largest town on the Manning River, with Taree being the first.

In 1909 the Wingham Brush was declared a nature reserve, making it one of the longest protected nature reserves in NSW. Overtime however, the Brush had been infested with invasive weeds. In 1980 the Brush Regeneration Programme began to undertake work to regenerate the area.¹¹ Today it is a rare surviving example of native rainforest. Wingham in the Biripi language means 'where bats come to drink'¹². The Wingham Brush continues to be important habitat for the endangered grey headed flying fox.

⁵ "RECREATION RESERVE, WINGHAM.," *New South Wales Government Gazette*, July 15, 1884, <http://nla.gov.au/nla.news-article225589520>.

⁶ Henry Parkes, "Government Gazette Proclamations and Legislation," *New South Wales Government Gazette*, August 2, 1889, <http://nla.gov.au/nla.news-article222184557>.

⁷ Latona Mastreman & Associates, "Wingham Conservation Area Planning Study" Appendix 1, p. 14.

⁸ Latona Mastreman & Associates Appendix 1, pp. 15-16.

⁹ Suters Architects Snell, "Greater Taree City Council Heritage Study Final Report" Appendix 1, p. 16.

¹⁰ Latona Mastreman & Associates, "Wingham Conservation Area Planning Study," 4.

¹¹ Latona Mastreman & Associates, 3.

¹² NSW NPWS, "Wingham Brush Nature Reserve," NSW National Parks, 2021, <https://www.nationalparks.nsw.gov.au/visit-a-park/parks/wingham-brush-nature-reserve/learn-more>.

3 Legislative Context and Heritage Listing

This section provides a brief overview of the relevant legislation and heritage listings pertaining to the Project Area. The legislative overview is provided solely as contextual information for the proponent and does not constitute legal advice.

3.1 Legislative Context

Non-Indigenous heritage in NSW is protected under the *Heritage Act 1977* (the Heritage Act) and the *Environmental Planning & Assessment Act 1979* (the EP&A Act). The State Heritage Register is maintained under Part 3A of the Heritage Act and comprises a list of places and objects of state significance to the people of NSW. Heritage items may be valued by particular groups in the community, such as Aboriginal communities, religious groups, or people with a common ethnic background. Local heritage items are registered by local councils in accordance with the EP&A Act and listed in Local Environmental Plans (LEPs), as well as on the State Heritage Inventory.

Archaeological material is protected under the relics provision of the Heritage Act 1977, it includes any deposit, artefact, or material evidence that:

- a. Related to the settlement of the area that comprises New South Wales, not being of Aboriginal settlement, and*
- b. Is of State or local significance*

Items that do not meet these criteria are known as ‘moveable objects’ or ‘works’. Moveable objects are defined simply as items that are not relics; works can refer to past evidence of infrastructure that is buried and therefore archaeological in nature. Examples of works may include but are not limited to former road surfaces or infrastructure associated with rail or trams. Exposure of such items does not trigger the reporting obligations under the relics provisions of the Heritage Act (Division 9).

Section 57 and Section 60 of the Heritage Act state that exemptions or permits may be required when undertaking works or excavating within the curtilage of a State Heritage Register item and applies to places, buildings, works, relics, moveable objects, precincts, or land within the Proposal. Where works are minor in nature and will have minimal impact on the heritage significance of a place, a Section 57 exemption may be granted (exemptions were recently updated in December 2020).

If works are not exempt under Section 57, a permit under Section 60 would be required to carry out activities to an item listed on the State Heritage Register. This includes built and ground disturbance in areas that is likely to contain archaeological material.

Section 139 and 140 of the Heritage Act state that an excavation permit is required in certain circumstances, including where there is reasonable cause to suspect that a relic (not listed on an Interim Heritage Order or the State Heritage Register) may be discovered, exposed, moved or damaged, or where a relic has already been discovered or exposed. The Heritage Council may issue exceptions to this section where an archaeological assessment approved by the Heritage Council has indicated that there is little potential for relics to occur.

3.2 Heritage Listings and other Relevant Instruments and Guidelines

Items of world heritage are listed on the World Heritage List and is administered by the United Nations Educational, Scientific and Cultural Organisation. Items of national significance are listed on the National Heritage List and if they are on land owned or managed by the Commonwealth Government, then they may also be on the Commonwealth heritage list (CHL) and is administered by the Australian Heritage Council under the *Australian Heritage Council Act 2003* and in accordance with the *Environmental Protection and Biodiversity Conservation Act 1999*.

The State Heritage Register contains items of state heritage significance and is administered by the NSW Heritage Council under the *NSW Heritage Act 1977*.

Items of local significance are protected under Local Environmental Plans (LEPs), in this case the Greater Taree LEP 2010.

All heritage registers/listings were searched, and results summarised in Table 1.

The Project Area contains 26 local heritage items including the Conservation Area – Wingham (Figure 3). One item is also listed on the state and commonwealth heritage registers, the Wingham Post Office. Wingham Brush Reserve (I290), a locally listed item, although outside the Project Area, can be seen from the eastern portion of the Project Area.

A summary of the heritage items within the Project Area is provided in Table 2.

Table 1 Heritage Listing Search Results for the Project Area

Listing	Result
World Heritage	0
National Heritage	0
Commonwealth Heritage	1
State Heritage	1
Local Heritage	27

Table 2 Heritage Listings within the Project Area

Listing Type	Item	Significance	Item no.
LEP	Conservation Area – Wingham	Local	C5
LEP	Shop	Local	I283
LEP	Shop	Local	I281
LEP	Baby health centre and CWA rooms	Local	I280
LEP	Shop	Local	I279
LEP	National Bank Building	Local	I278
LEP	Dwelling	Local	I275
LEP	Shop (former theatre building)	Local	I274
LEP	Wingham Arcade Building	Local	I247
LEP	Maitlands Building, adjacent to Westpac Bank Building	Local	I246
LEP	Former Westpac Bank Building, now “The Bank” bed and breakfast	Local	I245
LEP	Wingham Chronicle Building	Local	I244
LEP	WR Maitland Building	Local	I243
LEP	Australian Hotel and stables	Local	I242
LEP	Dwelling	Local	I265
LEP	Dwelling	Local	I264
LEP	Former butcher’s shop “Gibson and Skinner”	Local	I241
LEP	Street trees, Canary Island Palms, and item on roundabout	Local	I239
LEP	Manning Valley Historical Society and Museum	Local	I263
LEP	Catholic Church	Local	I262
LEP	Police station, lockup and residence	Local	I261
LEP	Craft Centre, former courthouse	Local	I260
LEP	Central Park	Local	I257
LEP	Wingham Brush Public School	Local	I273
LEP	Library, former Council Offices and School of Arts	Local	I292
LEP	(Wingham) Post Office	State	I289
SHR	Wingham Post Office	State	5051294
CHL	Wingham Post Office	State	106196

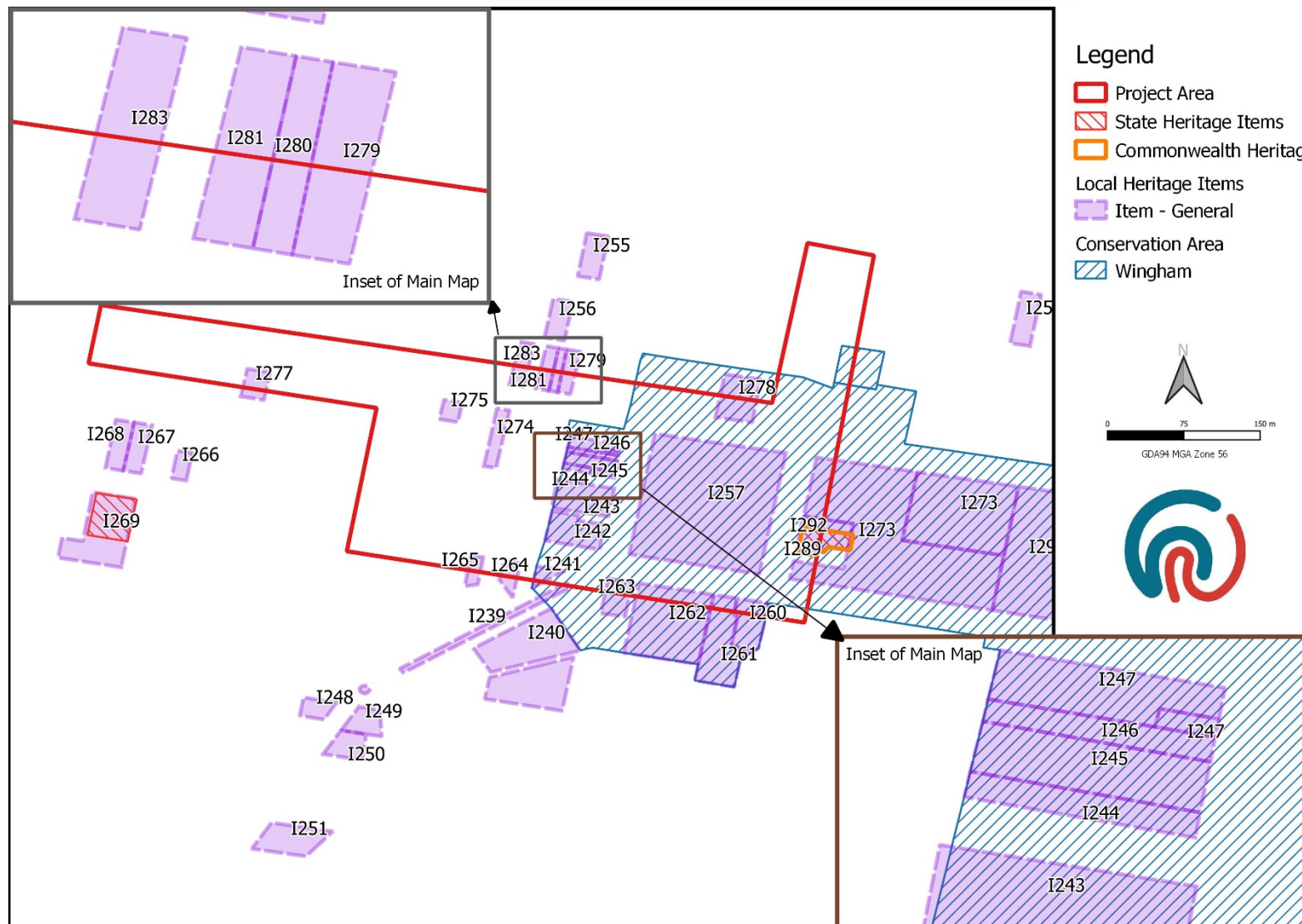


Figure 3 Heritage Items

3.2.1 Statement of Significance

The following statement of significance is taken from the Wingham Conservation Area Planning Study 1986:

The environmental heritage significance of the Wingham Urban Conservation Area derives from its location at the limit of navigation on the Manning River, the earliest nature conservation objectives of Assistant - Surveyor Gorman who reserved areas for the Wingham Brush in 1843, the function of the town in later periods, and the general retention of town structure complemented by a number of late 19th century buildings of individual significance.

In summary, the river, Brush, Central Park, alignment of Isabella Street and later avenue plantings are the major surviving elements contributing to the environmental heritage significance of the area.

The significance of streetscapes within the study area is derived from two sources: firstly, the relationship of buildings in Isabella, Bent, Farquhar and Wynter Streets to the central park, and secondly, the historic junction of Isabella Street as the main street of Wingham connecting the town centre firstly with the Manning River at the wharf, and secondly to the north coast railway at the station.

It should be noted that the general streetscape quality of the town centre is derived from buildings of late Victorian and Federation periods, and that the timber vernacular qualities evident in many early photos have all but been lost.¹³

3.2.2 Wingham Conservation Area Planning Study 1986

The Wingham Conservation Area Planning Study 1986 included the following conservation strategies:

- *Wingham Brush is the most important element requiring a positive and continuing conservation strategy and, in this respect, both the Council and the regeneration group are to be commended for their actions to date. The National Herbarium reports and the National Trust Plan of Management provide the information and direction for the conservation strategy for this important resource.*
- *Central park is the next most important element requiring a positive conservation strategy. An important element of Assistant-Surveyor Gorman's 1843 "town design", the park, requires major consideration of its current form, contents and functions. It is recommended in accordance with the "Restoration" definition of the Burra Charter (ie restoration means returning the existing fabric of a place to a known earlier state by removing accretions), that the conservation strategy for the central park include removal of the concrete retaining walls and some other detailing and landscaping from more recent periods with the use of graded and turfed slopes to street frontages, re-location of the log and aeroplane displays to more appropriate locations, and reinstatement of the grandstand, pine plantings and any other appropriate early details. Special consideration must be given to the retention of the Anzac pine and the row of palms. With respect to the relocation of the log and aeroplane displays, the log and jinker could be relocated to the barrier of the closed section of Isabella Street*

¹³ Latona Mastreman & Associates, "Wingham Conservation Area Planning Study," 6–8.

where it would emphasise the route of timber to the wharf, while the aeroplane. display could be relocated to a special memorial park along the route of the road deviation.

- *The important role of Isabella Street and its junction with the Manning River at the Wharf requires consideration and planning. The current non-traffic status of the eastern end of Isabella Street should remain, the timber wharf should be restored and the "main street story" told with appropriate signage and interpretive material.*
- *The following existing buildings should be retained in their present form: Wingham Brush School, School of Arts, Post Office, Court House, Police Station, Catholic Church, Museum, Australian Hotel, Chronicle building, Westpac Bank, Maitlands buildings, National Bank, and the Wingham Hotel. Alterations and additions to these structures should be limited to non-visually important facades.*
- *The existing Services Club in its current plans for alteration and additions, should be encouraged to reinstate open balconies at each level and remove the reflective glass.*
- *Generally other commercial buildings within the study area should be limited to two storeys in height, maintain existing setbacks, and be sympathetic with existing development in terms of building form, materials, colours, detailing and signage. The same strategy should apply to residential buildings within the study area, with a preferred height limitation of one-storey.*
- *The street lighting standards should be reinstated in both Bent and Isabella Streets in their original locations.*
- *Appropriate street plantings should be made in the following locations:*
 - *along Farquhar street to the Town Hall*
 - *along existing (and proposed) entrances and approaches to the town¹⁴*

3.2.3 Greater Taree Development Control Plan

The Greater Taree DCP states that all new development in conservation area should be treated as infill development and should respect the design of its neighbours and the key values of the conservation area.

The greatest extent of proposed upgrades to the CBD include tree plantings. The following includes controls for gardens and plantings for Conservation Areas – Section F2.1.2.

Objectives

To

- Maintain the rhythm of gardens, open spaces and tree planting in a heritage streetscape;
- Ensure that planting does not compromise important views into or out of Conservation Areas; and
- Maintain the landscape character of the locality in any new development.

Performance criteria

1. When designing new gardens, reference should be made to surviving plants, which indicate the basic garden structure, and can be worked into new designs.
2. When selecting suitable trees, the following should be considered:
 - a) The varieties that already exist in the area;
 - b) The size of the tree when mature;

¹⁴ Latona Mastreman & Associates, 9–10.

- c) The potential of the chosen species to interfere with services, and
- d) Retaining walls and other structures.
- 3. Heritage garden reference books are available to explain typical settings for houses of different styles and periods
- 4. Hard surfaces should be kept to a minimum. Screening of hard surfaced areas is encouraged.
- 5. Garden structures should be appropriate to main buildings in terms of scale, style and materials.
- 6. Original surfaces such as close jointed brick paving or stone flagging common to Victorian and Federation sites, and pebble aggregate, quarry tile or mosaic tile aprons common to later Californian Bungalow styles should be retained.
- 7. Generous green landscaped areas should be provided in the front of new residential buildings wherever possible. This will almost always assist in maintaining the character of the streets and Conservation Areas.
- 8. New landscaping should not interfere with the appreciation of significant building aspects such as building facades.
- 9. Important contributory landscape characteristics such as canopy cover or boundary plantings should be retained in new development.

3.3 Summary

The Project Area falls within the Wingham Conservation Area. There are 26 items of local heritage significance (including the conservation area) and one of state heritage significance.

4 Site Visit and Physical Assessment

The Project Area was inspected on 9 February 2021 by Crystal Phillips, Heritage Consultant at Heritage Now.

The purpose of the visit was to document the Project Area, understand the visual relationships of the heritage items, as well as important vistas in the streetscape and determine if they will be impacted by the proposed street upgrades.

4.1 Isabella Street

Isabella Street is the main thoroughfare in the town with views to the Wingham Brush to the east and the railway to the west. It contains a central parking strip along from the intersection of Wynter to Primrose Streets (Plate 1).

From the intersection of Wynter Street and Isabella Street Wingham Brush Reserve (I290) can be seen to the east (Plate 2). To the west of Wynter street, the former bank building (I278) is situated and the Central Park on the south side of the street (Plate 3). These buildings can also be seen from Central Park but are partly obscured by existing tree plantings in the park (Plate 4 and Plate 5). From the bank building and shops, looking across the park, buildings along Farquhar Street can be seen through gaps in the trees, with the Catholic Church (I262) being the most dominant building in view (Plate 6).

From the intersection of Bent and Isabella Streets, heading west, the land continues to slope downwards (Plate 7). This strip contains a mixture of late 19th and early 20th century heritage listed commercial buildings and more modern structures (Plate 8). Of note are items I279-I283 on the north side of Isabella Street. These buildings are all in close proximity to one another and retain many of their original features (Plate 9 and Plate 10).

At the bottom of the slope, Isabella intersects Primrose Street. This is the proposed location of a crossing and roundabout upgrade (Plate 11).

Past Primrose Street, Isabella Street begins to rise towards the railway line (Plate 12 and Plate 13). This part of the street is primarily lined with single storey cottages (Plate 14). A standout feature is 40 Isabella Street (I277), a two-storey Victorian style brick villa near the top of the hill (Plate 15). The length of Isabella Street to the east can be seen from the top of the hill, including the Wingham Brush in the distance (Plate 16).

4.2 Bent Street

From Isabella Street to Farquhar Street, Bent Street forms the west side of Central Park. Majority of this block is heritage listed, with Central Park (I257) on one side and a series of historic commercial buildings on the other (Plate 17 and Plate 18). To the north there are views to historic shops along Isabella Street (Plate 19) and to the south there are views of the museum (I263), the Our Lady of Perpetual Help Catholic Church (I262), and the Australian Hotel (I242) (Plate 20). Midway along the street is the memorial plane statue at the entrance to the park, forming one of the most prominent features in the streetscape (Plate 21).

Views from the park to the buildings along the northern portion of Bent Street are partially obscured by plantings in the park (Plate 22 and Plate 23). From the entrance of the park looking east toward Wynter Street, there are clear views of the Post Office (I289), with the School of Arts (I292) and Wingham Brush School (I273) partially obscured by trees (Plate 24).

From the intersection with Farquhar Street, Bent Street 'bends' to the south west with a series of palm trees planted at the centre which are heritage listed (I239) (Plate 25). This intersection provides views across to the Australian Hotel (I242) and other commercial buildings (Plate 26), the butcher shop (I241) (Plate 27), with its unusual parapet featuring a cow head, the museum (I263), the church (I262) (Plate 28) and down Farquhar Street to the Town Hall (Plate 29) to the Wingham Brush (I290) to the other (Plate 30). There are also views of the Central Park (I257) and mountains in the distance.

4.3 Farquhar Street

Farquhar Street between Bent and Wynter Streets, forms the southern side of Central Park and the length of the street provides views to the park. Across the park, parts of the shops and bank building (I278) on Isabella Street can be seen in the gaps between plantings (Plate 31).

All the buildings on the block between Bent and Wynter Streets are heritage listed. This includes the museum (I263), church (I262) (Plate 32), Police Station (I262) (Plate 33), and former courthouse (I260) (Plate 34). The views of the Police Station and courthouse are largely obscured by present street and garden plantings.

Farquhar Street, particularly near the intersection with Wynter Street, provides scenic views of the Wingham Brush (I290) to the east and the surrounding mountainous landscape in the distance (Plate 35).

4.4 Wynter Street

Between Farquhar and Isabella Street, Wynter Street forms the east boundary of Central Park. This block contains some of the oldest and most significant buildings in the Heritage Conservation Area, with the Post Office (I289) (Plate 37) being of state heritage significance. The other listed buildings include the School of Arts (I292) (Plate 38) building and the Wingham Brush Public School (I273) (Plate 39).

Further north, past the intersection of Isabella Street the land slopes downwards towards Cedar Party Creek where tree plantings have been proposed (Plate 40 and Plate 41). There is a vacant lot on the former site of the Wingham Hotel (Plate 42). The remaining buildings in view are of modern construction.

4.5 Summary

The Wingham CBD features numerous heritage listed buildings dating from the late 19th to early 20th century. These buildings, the Wingham Brush Reserve, and the Central Park, are all important elements of the local streetscape that provide the town with its unique character.

5 Assessment of Heritage Impact and Mitigation

This section provides an overview of significance, impact assessment and mitigation. The impact assessment has included the consideration of enhancement and detrimental impact to heritage item/s, as well as alternatives according to Heritage NSW's guideline *Statements of Heritage Impact*.

5.1 The Proposal

The Proposal is to beautify the centre of the Wingham CBD.

The proposed works and initiatives include:

- Significant street tree planting is proposed in the following locations:
 - o Centre tree planting in large garden beds planting (vaults) along Isabella and Bent Streets.
 - o Centre tree planting in a new 3m wide median on Wynter Street –
 - o Roundabout Island Planting for the existing roundabout (to be upgraded by Council) on the Primrose Street and Isabella Street intersections and in future intersection upgrades at Combined Street and Wynter Street and Primrose Street and Farquhar Street
 - o Small trees on street edges
- Underground electricity and new light poles
- Treatment at Key Intersections
 - o The key intersections of Bent and Isabella Streets, Isabella and Wynter Streets are proposed to be reconfigured to reduce the expanse of vehicle pavements and calm traffic, improve pedestrian crossing opportunity and safety and to celebrate the civic importance of these spaces within the Town Centre.
- New footpaths – with initial focus on Isabella Street
- New Street furniture
- New wayfinding signage
- Improved Interface with Central Park
- McCullagh Lane Carpark Upgrade
- On-Street Parking
 - o Existing on-street parking configurations in Isabella and Bent Streets are proposed to be retained. The number of overall on-street parking spaces are projected to decrease from 257 to 216. This decrease is due to a number of factors, including:
 - Tree planting;
 - Increase in car space widths in centre parking (to 2.7metre minimum);
 - The provision of outdoor dining spaces
- Outdoor dining – mainly formed by kerb extensions
- Public Art and building restoration
- Local Services and Products – wherever possible local services and products will be used.

5.2 Significance Overview

The Project Area contains 26 items of local significance and one item of state significance. The overall heritage significance of Wingham comes from the high density of Victorian and Federation era buildings, and the relationship between the buildings along Isabella, Bent, Farquhar and Wynter Streets and Central Park as well as views towards the Wingham Brush Reserve.

5.3 Impact Assessment

There are 12 elements to the proposed works and initiatives. Some of the works will have a greater impact than others. Table 3 assesses the impact of each element, with further discussion on the street planting and intersections detailed in the street-by-street assessment (Section 5.3.1).

Table 3 Impact assessment of each feature of the Proposal

Feature of Proposal	Impact to Heritage Values
Street Tree Planting	Detailed in street-by-street assessment (Section 5.3.1)
Underground electricity and new light poles	<p>The new light poles proposed will be multi-poles which will allow the flexible provision of lighting, CCTV, Wifi, banners, signage and visual effects lighting. Constructed of aluminium they will be modern in appearance and be located at intervals along the pedestrian pavement.</p> <p>The new light poles will provide much needed lighting and other amenities to the Town Centre, their modern sleek design will be unobtrusive and will not detract from the heritage character of the Town Centre providing a distinctly new layer of intervention. They will enhance the heritage values of the area by providing much needed lighting and other amenities.</p>
Intersections	Detailed in street-by-street assessment (Section 5.3.1)
New footpaths – with initial focus on Isabella Street	<p>The current footpaths have narrow widths, limiting pedestrian movements. The footpath upgrade will involve widening to allow pedestrian traffic and will likely be undertaken in stages. Materials for the new footpaths may include special finished concrete with clay paver banding and/or large format (400mm x 200mm) natural bluestone paving.</p> <p>The upgrade of footpaths will allow better and safer access to all buildings including the heritage listed buildings and park and thus would have a positive impact on the heritage values of the area. The materials proposed compliment the heritage character of the Town Centre.</p>
New Street Furniture	<p>Key existing street furniture will be retained including the notice boards, existing timber seats and planter boxes.</p> <p>Additional street furniture will include seats, litter bins and bicycle racks. These will be metal and timber in design for the seats and litter bins and will be metal for the bicycle racks.</p> <p>The form and materials of the street furniture will not detract from the heritage values of the Town Centre and will enhance the heritage values by providing greater amenity to the town and encouraging visitation.</p>

Feature of Proposal	Impact to Heritage Values
New wayfinding signage	New wayfinding signage will be placed to encourage visitation to the Town Centre. The details are yet to be finalised, however, it will likely involve the use of timber poles that reflect Wingham's timber-getting past. The installation of wayfinding signage will enhance the heritage values of the Town Centre by providing information to visitors.
Interface with Central Park	The interface with Central Park will be subject to a separate Master Plan, but is acknowledged in the current proposed Wingham Main Street Plan.
McCullagh Lane Carpark Upgrade	The upgrade of McCullagh Lane Carpark is to include the repair of pavement and resealing, the provision of carpark shade structures, pocket park with seating and shade trees, upgrade of McCullagh and Maitland Lanes, as well as the potential for an electric vehicle charging station. The area is located behind two storey heritage listed buildings. The shade structures will not be visible from the frontages of the heritage items. The upgrades will not have a visual impact on the heritage items, however, the pavement and stormwater configurations will need to be further assessed during detailed design in order to understand if there is potential for archaeological impacts.
On-street Parking	The Proposal will largely retain the existing on-street parking configurations on Isabella and Bent Streets and will not impact the heritage values (impact of street plantings is assessed separately).
Outdoor dining	This would involve kerb extensions to allow for outdoor dining in front of Garden Grub, Coffee on Isabella and Bent on Food. Of these, two are heritage listed buildings Garden Grub (I283) and Bent on Food (I281). The kerb extension itself will have no impact on the heritage appreciation of these buildings and would enhance the amenity of the buildings. Impacts associated with the plantings are covered in Section 5.3.1.
Public art and building restoration	There are no specific works proposed for this element, however, it is expected that the overall Wingham Main Street Plan will incentivise public art.
Local services and products	The Wingham Main Street Plan will encourage the use of local services and products, for instance, procuring bricks and pavers from the local Lincoln Brickworks. Having paving and brickwork made from local manufactures will contribute to the ongoing placemaking and heritage of the Town Centre and thus will have a positive contribution to its heritage.

5.3.1 Street by Street Assessment

This section considers the Street Tree Plantings and Intersection treatment as Street-by-Street assessment, due to the nature of vistas and overall impact of these elements.

Isabella Street

Majority of the proposed tree plantings along Isabella Street have been placed in positions that will not obstruct locally significant buildings. The view of the National Bank building (I278) from Central Park is already partially obscured by trees. The proposed placement of trees either side of I278 will help frame the building and highlight it in the streetscape. The alternatives would either block the building completely or interfere with the Isabella Street entrance to Central Park.

The proposed crossing on Isabella Street in front of Coffee on Isabella has a large tree, which would obscure views to heritage listing I281 (Figure 4). This impact should be mitigated as per Section 5.4.

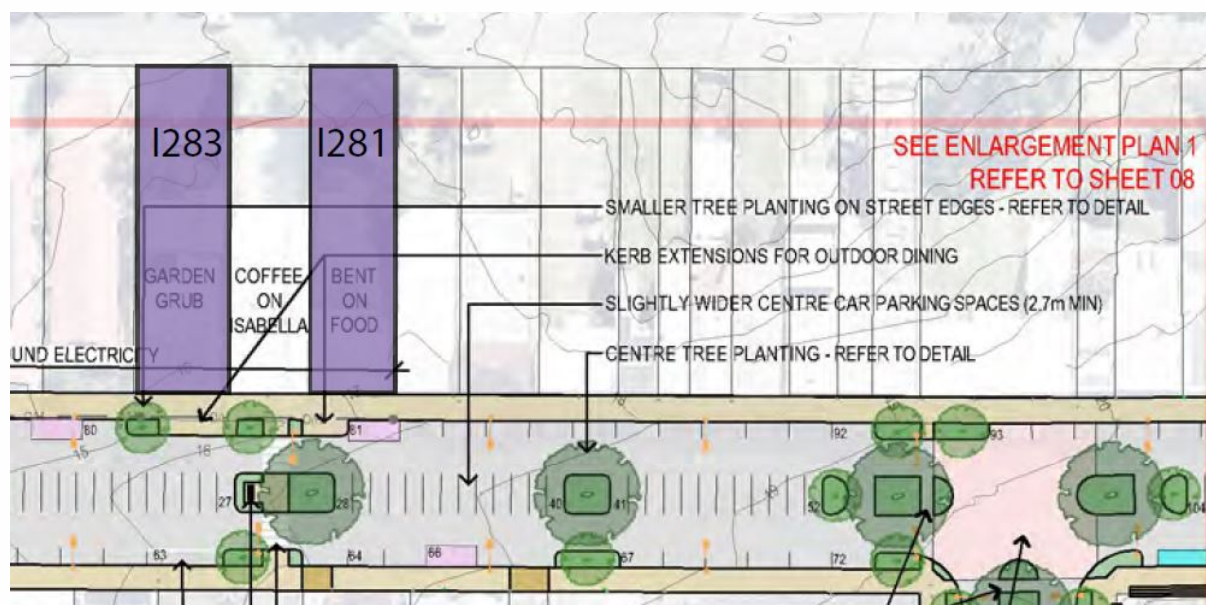


Figure 4 Crossing in front of Coffee on Isabella (not heritage listed) with heritage listings on either side I283 (Garden Grub) and I281 (Bent on Food)

The proposed widening of pedestrian areas along Isabella Street will create a more pedestrian friendly and useable space for the number of eateries along the street.

The sloped terrain of Isabella Street means that the tree plantings will have low impact on views from the top of the hill near the train station to the east towards town and the Wingham Brush.

Bent Street

The proposed tree plantings along Bent Street will have minimal impact, considering the views of the buildings from and across the park are already largely obscured by existing plantings. The most impacted by the proposal is the Former Westpac building (I245). Any alternative to this location would block the important vista to the Central Park entrance at the plane statue and therefore the current placement is preferable.

The proposed roundabout and tree plantings at the Bent Street and Farquhar Street intersection will have minor impacts on views to surrounding heritage buildings and the park, with majority of the

plantings proposed having a 3m maximum height. The parapets of the buildings in this area will remain in view, including the cow head on the former butcher shop and the second storey of the Australian Hotel and thus the plantings and intersection arrangement are acceptable.

Farquhar Street

Due to the slope of Farquhar Street, the proposed plantings at the intersection with Bent Street will not block any views along Farquhar Street to the Wingham Brush. There will be no other impacts to the views to buildings along this street.

Wynter Street

There are no proposed impacts to the street block between Farquhar and Isabella Streets.

The proposed plantings at the intersection of Wynter and Isabella are smaller trees and therefore will have minor impacts to views of Wingham Brush Public School (I273) and the Wingham Brush (I290) as well as Central Park (I257). The trees on the north east corner at the site of the former Wingham Hotel will help to revitalise the currently empty space.

There are no heritage items between Isabella and Combined Streets and therefore there will be no impacts to vistas to heritage items by the proposed trees in the median strip or roundabout.

5.3.2 General Impacts to Project Area

The most important views identified in the Wingham Conservation Area Planning Study include:

- from the Central Park to the northern hills,
- along Isabella street to the river and Wingham Brush,
- along Bent Street to the Museum,
- along Farquhar street to the Town Hall and
- across Central Park to the surrounding buildings.¹⁵

Of these views, there will only be minor impacts to the view of buildings across the park by additional street plantings. Similarly, the plantings along Bent Street will only have minor impacts on the view to the museum due the space between plantings and the gentle rise south.

The most important streetscape items identified in the Wingham Conservation Area Study are the relationship of buildings in Isabella, Bent, Farquhar and Wynter Streets to Central Park, and the historic junction of Isabella Street as the main street of Wingham connecting the town centre firstly with the Manning River at the Wharf, and secondly to the north coast railway at the station.¹⁶ None of these elements will be altered.

There will be very minor visual impacts as a result of the Proposal. However, the benefit and amenity gained by undertaking upgrade far outweigh these minor impacts. The proposed changes overall have a positive impact to the Project Area, including the Wingham Conservation Area by improving amenity as well as safety for pedestrians.

¹⁵ Latona Mastreman & Associates, 8.

¹⁶ Latona Mastreman & Associates, 8.

The archaeological impact of the proposed works in general is considered low; however, the works (particularly those in McCullagh Lane) are to be subject to an archaeological assessment once the depths of impacts have been confirmed during detailed design.

5.4 Mitigation Measures

The below mitigation measures have been proposed to offset the potential impacts identified in the above impact assessment.

Isabella Street Crossing

The proposed planting in front of I281 is a large tree (12m+ high) and thus has the potential to block views to this heritage item. Either is removed, or a smaller tree is to be planted at this location or the tree is moved to the west and the seating located to the east (Figure 5).

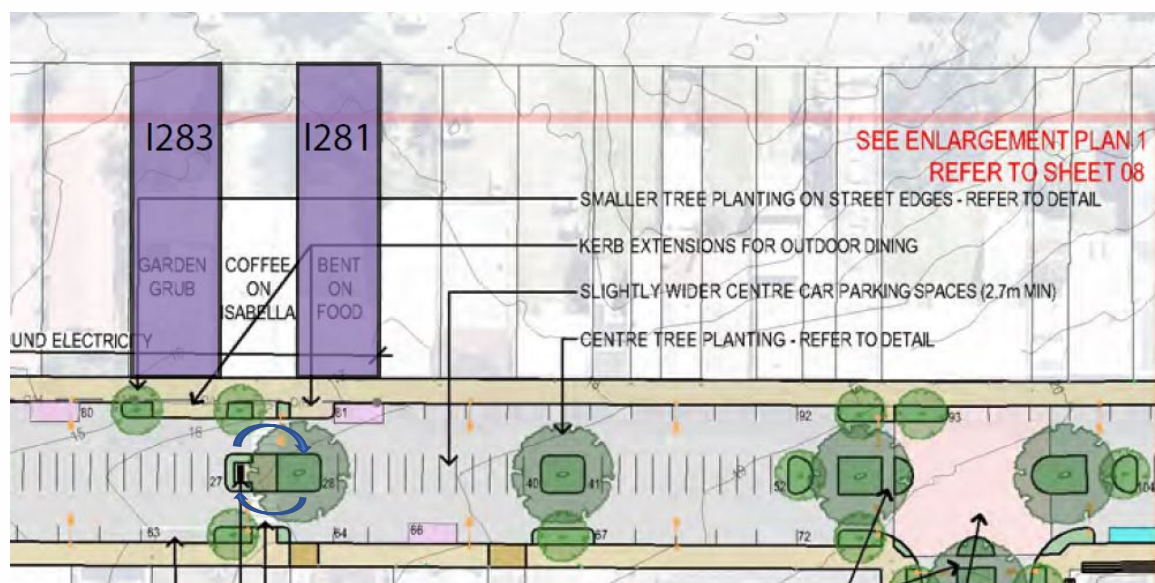


Figure 5 Crossing in front of Coffee on Isabella (not heritage listed) proposed large tree planting will obscure views to heritage listing I281, one mitigation option is to switch the tree to the west (so that it is in front of Coffee on Isabella which is not heritage listed) and have the proposed seating relocated to the east (as marked by the blue arrows).

Archaeology

The archaeological impact of the proposed works in general is considered low; however, the works (particularly those in McCullagh Lane) are to be subject to an archaeological assessment once the depths of impacts have been confirmed during detailed design.

General

A heritage induction is to be provided to all on-site personnel undertaking works so that they understand their obligations for protecting heritage under the *Heritage Act 1977*, as well as reporting of any historic archaeological, or suspected historic archaeological material.

6 Conclusions and Recommendations

There will be very minor visual impacts as a result of the Proposal. However, the benefit and amenity gained by undertaking upgrade far outweigh these minor impacts. The proposed changes overall have a positive impact to the Project Area, including the Wingham Conservation Area by improving amenity as well as safety for pedestrians.

The impact assessment has identified that:

- the proposed crossing on Isabella Street in front of Coffee on Isabella has a large tree, which would obscure views to heritage listing I281.
- The archaeological impact of the proposed works in general is considered low; however, the works (particularly those in McCullagh Lane) be subject to an archaeological assessment once the depths of impacts have been confirmed during detailed design.
- A heritage induction is to be provided to all on-site personnel undertaking works so that they understand their obligations for protecting heritage under the *Heritage Act 1977*, as well as reporting of any historic archaeological, or suspected historic archaeological material.

Overall, the impact to the Project Area is considered positive by improving amenity in the Wingham CBD.

The identified impacts are to be mitigated in accordance with the recommendations below.

Recommendation 1

The configuration of the Isabella Street Crossing is to be reconsidered as the current design will block views to heritage listing I281. One of the following options is recommended: the tree is removed from that location, or a smaller tree is planted at that location or the tree is moved a few metres to the west and thus will not obstruct views to I281.

Recommendation 2

The works (particularly those in McCullagh Lane) require an archaeological assessment once the depths of impacts have been confirmed during detailed design.

Recommendation 3

A heritage induction is to be provided to all on-site personnel undertaking works so that they understand their obligations for protecting heritage under the *Heritage Act 1977*, as well as reporting of any historic archaeological, or suspected historic archaeological material.

Recommendation 4

The works are to be carried out as per the design assessed in this Statement of Heritage Impact. Should there be modifications to the design then this document is to be updated to assess these changes.

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8 Plates



Plate 1 Isabella Street



Plate 2 Isabella Street, near Wynter view to east with Wingham Brush Reserve (I290) in distance



Plate 3 Isabella Street view to west with National Bank (1278) and commercial buildings in distance



Plate 4 View of National Bank (1278) from Central Park



Plate 5 View of the National Bank (1278) and commercial buildings on Isabella Street from Central Park



Plate 6 View from Isabella Street to south across Central Park, I262 in background



Plate 7 Isabella Street, view to west



Plate 8 Isabella Street with heritage items I274 (Vinnies building with blue awning) and I275 on the right, view to south east



Plate 9 Heritage Items I283 (two-storey building on left) and I281 (hipped roof building on right) on the north side of Isabella Street



Plate 10 Heritage Items I280 (Baby Health Centre & CWA rooms, brick building on left) and I279 (two storey shop with hipped roof) on north side of Isabella Street



Plate 11 Intersection of Isabella and Primrose Streets, view to east



Plate 12 Isabella Street view east towards Primrose Street



Plate 13 Isabella Street view to Railway Station in the west



Plate 14 Cottages on Isabella Street, view to south



Plate 15 Heritage Item I277, Isabella Street



Plate 16 View from western end of Isabella Street to the east



Plate 17 Corner of Isabella and Bent Street, with Central Park left and former bank (I245)



Plate 18 Bent Street, view to north west, showing heritage items I244, I245, I246 and I247



Plate 19 Bent Street view to south with historic shops on Isabella Street in background



Plate 20 Bent Street view to south with Australian Hotel (1242), Museum (1263) and Catholic Church (1262)



Plate 21 Plane at entrance to Central Park, Bent Street



Plate 22 View from Central Park to Bent Street, with I244, I245 and I246 obscured by plantings



Plate 23 View from Central Park to Bent Street with I243 and Australian Hotel (I242) obscured by plantings



Plate 24 View from plane statue east to Wynter Street



Plate 25 North west corner of Bent and Farquhar Streets, view to south, with former butcher building (I241) and Street Canary Palm Trees (I239)



Plate 26 South east corner of Bent and Farquhar, view to north with Australian Hotel (I242) on left and WR Maitland building (I243) in background



Plate 27 Former Butcher Shop building (1241) at south west corner of Bent and Farquhar



Plate 28 View from Australian Hotel to the east, Museum (1263) and Catholic Church (1262)



Plate 29 View from south east corner of Bent and Farquhar to the west toward town hall



Plate 30 South west corner of Bent and Farquhar view to east, Australian Hotel (I242) left and Museum (I263) right



Plate 31 Farquhar Street view to north, Isabella Street in the background



Plate 32 Our Lady of Perpetual Help catholic Church (I262)



Plate 33 Police Station (I261) and former courthouse (I260)



Plate 34 Courthouse partially obscured by garden plantings (I260)



Plate 35 Farquhar Street, near Wynter Street view to east Wingham Brush (I290) in distance



Plate 36 Wynter Street, view to north



Plate 37 Wingham Post Office (1289)



Plate 38 Wingham School of Arts (I292)



Plate 39 Wingham Brush Public School (1273)



Plate 40 Downward slope of Wynter Street north towards Cedar Party Creek



Plate 41 Wynter Street at proposed location of plantings, view to south



Plate 42 Corner of Wynter and Isabella, former site of the Wingham Hotel