

Statement of Heritage Impact (SOHI)

The Homestead – 1a Lionel Street Georges Hall
State Heritage Register Listing No. 00448

General Considerations

If the document is not written by a heritage professional, has the advice of a heritage professional been obtained and were their recommendations implemented into the proposed work? If not, why?

This document has been prepared with the benefit of professional advice. The applicant has consulted **Dr Jennifer Preston**, Heritage Architect and Director of JPAD, who inspected the property and provided conservation recommendations. On Dr Preston's advice, a structural heritage engineer, **Mr Alex Been, Director of AC Consulting Engineers**, was engaged to assess the structural integrity of the workers' cottage. His professional assessment confirmed significant deterioration and concluded that restoration would not be viable. The recommendations of both experts have been incorporated into the proposed course of action, and their reports are appended to this application.

Site Description

Is the location of the proposed works area clearly identified?

Yes. The proposed works are confined to the **workers' cottage**, a secondary building located within the curtilage of *The Homestead* at 1a Lionel Street, Georges Hall. The cottage is situated near the Homestead and privy but is distinct from those earlier and more significant structures.

Statement of Significance

Is the significance of the heritage item well documented and understood?

The primary significance of the site rests with the Homestead, which is a State Heritage Register item of exceptional heritage value. The privy also contributes to the site's heritage character.

The workers' cottage, by contrast, is a later addition. Based on its construction details, it is believed to date between 1930 and 1945. The building contains features such as timber windows with architraves, a brick chimney with a terracotta chimney pot, timber flooring, and a beaded board ceiling with scotia moulding. While these features reflect the style of its

time, they do not carry the same level of historical or architectural significance as the Homestead itself.

Have all criteria of the heritage item's significance been considered?

Yes. Both Dr Preston and Mr Been have considered the cottage in the context of the site's overall heritage significance. They agree that the cottage does not contribute significantly to the heritage values of the Homestead and is not original to the property's earliest period of development.

The Proposal

Is there enough information available about the proposed works to determine how they may impact the heritage item and its significance?

Yes. The proposal involves the demolition of the workers' cottage. Structural engineering advice demonstrates that the building is unsound and cannot reasonably be restored. Given that the cottage is not original and of limited heritage value, its removal will not detract from the heritage significance of the Homestead. On the contrary, it will enhance the setting and improve appreciation of the principal structures.

Background

Will the proposed works be the best conservation solution for the heritage item?

Yes. Retaining the cottage in its current barricaded and unstable condition detracts from the presentation and safety of the Homestead and privy. The engineer's report confirms that attempts to restore the building would not be feasible, either structurally or financially. Removal therefore represents the best conservation solution, as it allows the primary heritage features to be better appreciated within an improved setting.

Matters for Consideration

How does this benefit or impact the heritage item and its significance?

The demolition will benefit the heritage property. By removing a deteriorated and intrusive structure, the Homestead and privy will be more prominently displayed. The integrity of the heritage curtilage will be enhanced, and the overall presentation of the site improved.

Do the proposed works affect the setting of the heritage item, including views and vistas to and from the heritage item and/or a cultural landscape in which it is sited?

The proposed works will not have an adverse effect. The removal of the cottage will improve views and vistas to and from the Homestead, and the cultural landscape will be strengthened by eliminating an unsightly building that detracts from the main heritage features.

Can the impacts be avoided and/or mitigated?

No. Professional advice has confirmed that retention or restoration is neither safe nor financially viable. Mitigation will occur through documentation of the cottage prior to demolition and the salvage of any significant materials, which may be reused or displayed as interpretive elements.

Are the proposed works part of a broader scope of works?

No. This proposal is a stand-alone project and is not part of a larger program of works.

Does this proposal relate to any previous or future works? If so, what cumulative impact (positive and/or adverse) will these works have on the heritage significance of the item?

No. The proposed demolition does not relate to past or future works and will not result in cumulative adverse impacts.

Are the proposed works to a heritage item that is also significant for its Aboriginal cultural heritage values? If so, have experts in Aboriginal cultural heritage been consulted?

No. There is no Aboriginal cultural heritage significance associated with the workers' cottage.

Has the applicant checked if any other approvals or a separate process to evaluate the potential for impacts is required?

Yes. The applicant will consult with the local council to confirm whether development consent is required in addition to this Section 60 approval.

Do the proposed works trigger a change of use classification under the National Construction Code that may result in prescriptive building requirements? If so, have options that avoid impact on the heritage values been investigated?

No. The workers' cottage is a small secondary structure, and its removal does not trigger any change of use under the National Construction Code.

If the proposed works are to a local heritage item, are the requirements of the development control plans or any local design guidelines that may apply to the site considered?

This is not applicable, as the property is listed on the State Heritage Register.

Will the proposed works result in adverse heritage impact? If so, how will this be avoided, minimised or mitigated?

The removal of the workers' cottage will result in some heritage impact because it involves the loss of a structure within the curtilage of the Homestead. However, this impact is minor given the later construction and limited heritage value of the cottage. The adverse impact will be minimised through salvage, documentation and heritage oversight, and the positive outcome for the setting and prominence of the Homestead outweighs the loss.

Demolition of a Heritage Item

If demolition is proposed, why is it necessary?

Demolition is necessary for safety reasons and because restoration has been deemed structurally and financially unfeasible. The structural engineer's assessment confirmed that the cottage cannot be viably repaired or adapted.

Have options for retention and adaptive re-use been explored? If yes, set out why these options have been discarded.

Yes. Options for retention, restoration and adaptive reuse were considered. These were discarded after professional advice confirmed that the building is not structurally sound and would require prohibitive works to stabilise. In contrast, the Homestead and privy have been conserved, showing that the applicant is committed to retention wherever possible.

Has technical advice for demolition been obtained?

Yes. A detailed report prepared by Mr Alex Been, Structural Engineer, is attached to this application.

Identify and include advice about how significant elements, if removed by the proposal, will be salvaged and reused.

Prior to demolition, Dr Jennifer Preston will identify fabric of heritage interest for salvage. Items such as timber beams, joinery or tiles may be reused or displayed to help interpret the history of the site. Full photographic and written documentation will be undertaken to record the cottage before demolition proceeds.

Conclusion

The proposed demolition of the workers' cottage at *The Homestead*, 1a Lionel Street, Georges Hall, represents the most appropriate conservation solution for the State Heritage listed site. Although the removal of a structure within the curtilage constitutes a heritage impact, the impact is considered minor given the limited significance of the building. The works will enhance the presentation and safety of the Homestead and privy, ensuring that the property's primary heritage values are preserved and presented to a high standard for future generations.

