

URBIS

# HERITAGE IMPACT STATEMENT

University of Newcastle,  
Gosford

Prepared for

**UNIVERSITY OF NEWCASTLE**

15 December 2022

**URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:**

Associate Director,	Alexandria Cornish, B Des (arch), Grad Cert Herit Cons, M.ICOMOS		
Senior Heritage Consultant	Keira Kucharska, B Arts, M Res, M Herit Cons		
Senior Archaeologist	Meggan Walker, BA Archaeology (Hons) & Ancient History		
Heritage Consultant	Annabelle Cooper, B Arts, M City Planning		
Consultant, Archaeology	Ginger-Rose Harrington, B Anc Hist		
Project Code	P0036964		
Report Number	01	18/11/2022	Draft for client review
	02	01/12/2022	Final
	03	15/12/2022	Final Version 2

**Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.**

**We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.**

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Pty Ltd  
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

**urbis.com.au**

# CONTENTS

<b>Executive Summary</b> .....	<b>1</b>
Recommendations .....	2
<b>1. Introduction</b> .....	<b>3</b>
1.1. Background .....	3
1.2. Site Location .....	3
1.3. Methodology.....	4
1.4. Author Identification .....	5
1.5. The Proposal.....	5
<b>2. Site Description</b> .....	<b>9</b>
2.1. Site Setting.....	9
2.2. Site Description .....	11
2.2.1. Exterior .....	11
2.2.2. Interior.....	14
First Floor.....	18
<b>3. Historical Overview</b> .....	<b>19</b>
3.1. Area History .....	19
3.2. Site History.....	21
3.2.1. Original Land Grant and Subdivision, 1850-1895 .....	21
3.2.2. Margins' Cordial Factory and Ice Works, 1895-c.1930 .....	26
3.2.3. Gosford Packing House, c.1930-1967 .....	27
3.2.4. Late 20 <sup>th</sup> Century .....	34
3.3. Dates of Construction.....	38
<b>4. Heritage Significance</b> .....	<b>40</b>
4.1. What is Heritage Significance? .....	40
4.2. Heritage Listing .....	40
4.3. Significance Assessment .....	41
4.4. Statement of Significance .....	45
4.4.1. Established Statement of Significance.....	45
4.4.2. Proposed Statement of Significance .....	45
<b>5. Impact Assessment</b> .....	<b>46</b>
5.1. Statutory Controls .....	46
5.1.1. State Environmental Planning Policy (Precincts – Regional) 2021 .....	46
5.2. Gosford City Centre Development Control Plan 2018.....	48
5.3. SEARs Response .....	50
5.3.1. Heritage Interpretation .....	50
5.3.1.1. Audience Analysis & Stakeholders .....	50
5.3.1.2. Potential Heritage Themes .....	51
5.3.1.3. Types of Interpretation .....	51
Interpretative Signage .....	51
Public Art.....	52
Built form.....	53
Landscaping.....	54
Digital Media .....	55
5.3.2. Interpretation Principles .....	55
5.3.3. Maintenance of Interpretation Elements .....	56
5.4. Heritage NSW Guidelines .....	56
<b>6. Conclusion and Recommendations</b> .....	<b>59</b>
Recommendations .....	59
<b>7. Bibliography and References</b> .....	<b>60</b>
7.1. Bibliography .....	60
7.2. References.....	60



# EXECUTIVE SUMMARY

Urbis has been engaged by University of Newcastle to prepare the following Heritage Impact Statement (HIS) to accompany a State Significant Development Application (SSDA) for redevelopment of 307 Mann Street Gosford (subject site).

SSD-47749715 seeks approval for the following, as described below:

The proposed works are to be undertaken as a SSDA (SSD-47749715). Collectively, the works seek to establish a health, education and innovation precinct associated with the University of Newcastle fronting Mann Street. This will include the demolition of existing structures, excavation and bulk earthworks for site levelling, and construction of a new educational building on the western portion of the subject area with provision of open public space to the east. The new educational building is to form part of the future University of Newcastle Campus, Gosford.

Further details of the proposed works are included in Section 1.5.

The Planning Secretary's Environmental Assessment Requirements (SEARs) for the SSDA were issued on 18 March 2022. Condition 19. Environmental Heritage requires the preparation of a Heritage Impact Statement, which states:

*Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.*

During preliminary investigations, it was determined that there was potential for impacts to archaeological resources. A separate Historical Archaeological Assessment has been prepared to address the remaining portion of this condition.

Additional assessment requirements were also included as part of the Industry Specific SEARs, including additional requirements for Environmental Heritage, as follows:

*Explore opportunities to retain and incorporate heritage elements of the local heritage item onsite within the design of the development.*

This HIS has been prepared to determine the potential heritage impact of the proposed works on the heritage significance of the subject site as a local heritage item under Part 1 Heritage Items, of *State Environmental Planning Policy (Precincts – Regional) 2021*.

A detailed impact assessment of the proposed works has been undertaken in Section 5 of this report. The proposed development has been assessed to generate an improved means of conserving and promoting the heritage significance of the site for future generations as part of the new design for of the university campus.

Key aspects of the proposal assessment are listed below:

- The surrounding streetscape is critically under activated and underutilised. The subject site is identified as a key site under the Gosford City Centre DCP 2018 due to its size and proximity to Gosford Railway Station. The proposal facilitates urban renewal in line with the future development of Gosford.
- The heritage significance of the site is not vested in the remaining built form located on the site. Rather, it is associated with the less tangible themes of the site, specifically the history of the Gosford Packing House and the citrus industry of Gosford.
- The warehouse buildings located on the site date from the early 1880s to the 1960s and have had various uses of dubious importance over their history including a bakery, office suites and most recently a hardware store. The buildings have been vacant since the recent closure of the Mitre 10 store in 2010.
- The warehouse buildings have been highly modified and no longer representative of the style or era in which they were constructed.
- The removal of the heritage item does not inhibit the conservation, appreciation or understanding of the heritage significance associated with the site. The proposed development offers a unique opportunity to

capture intangible aspects of the site through a comprehensive Heritage Interpretation Strategy, public art and or wayfinding.

- The heritage significance of the site can therefore be integrated into the new design of the university campus in a more practical and accessible means.
- Various forms of potential interpretation suitable for a university campus setting have been explored in Section 5 this HIS, including salvage of remnant material (bricks) for re-use as part of future landscaping and a range of interpretive devices including interpretative signage, public art, landscaping and digital media devices.
- The proposed development will have no impact on vicinity item no. 320 located opposite the subject site along Mann Street south off Beane Street. The vicinity item is a set of stairs relating to the former private hospital. There will be no impact to the visual of physical curtilage of the stairs as a result of the proposed development.

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective having regard to the proposed recommendations below.

## **RECOMMENDATIONS**

- Prior to the issue of a Construction Certificate a Photographic Archival Recording should be undertaken of the place and must be prepared in accordance with the NSW OEH Heritage Division's Guidelines for 'Photographic Recording of Heritage Items Using Film or Digital Capture'.
- A Heritage Interpretation Strategy should be prepared for the site by a suitably qualified heritage consultant as a condition of the DA consent. The Heritage Interpretation Strategy should identify significant themes and narratives for interpretation, as well as identifying locations, media, and indicative content for interpretation. Interpretation should be developed throughout detailed design and construction phases in conjunction with the project architect and other specialists as required.
- A salvage methodology should be prepared by a suitably qualified heritage consultant to guide and manage the salvage of bricks for potential re-use as part of the new university campus design.

# 1. INTRODUCTION

## 1.1. BACKGROUND

Urbis has been engaged by University of Newcastle to prepare the following Heritage Impact Statement (HIS) to accompany a State Significant Development Application (SSDA) for redevelopment of 307 Mann Street Gosford (subject site).

SSD-47749715 seeks approval for the following, as described below:

The proposed works are to be undertaken as a SSDA (SSD-47749715). Collectively, the works seek to establish a health, education and innovation precinct associated with the University of Newcastle fronting Mann Street. This will include the demolition of existing structures, excavation and bulk earthworks for site levelling, and construction of a new educational building on the western portion of the subject area with provision of open public space to the east. The new educational building is to form part of the future University of Newcastle Campus, Gosford.

Further details of the proposed works are included in Section 1.5.

The Planning Secretary's Environmental Assessment Requirements (SEARs) for the SSDA were issued on 18 March 2022. Condition 19. Environmental Heritage requires the preparation of a Heritage Impact Statement, which states:

*Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.*

During preliminary investigations, it was determined that there was potential for impacts to archaeological resources. A separate Historical Archaeological Assessment has been prepared to address the remaining portion of this condition.

Additional assessment requirements were also included as part of the Industry Specific SEARs, including additional requirements for Environmental Heritage, as follows:

*Explore opportunities to retain and incorporate heritage elements of the local heritage item onsite within the design of the development.*

This HIS has been prepared to determine the potential heritage impact of the proposed works on the heritage significance of the subject site as a local heritage item under Part 1 Heritage Items, of *State Environmental Planning Policy (Precincts – Regional) 2021*.

## 1.2. SITE LOCATION

The subject site is located at 307 Mann Street Gosford within the local government area (LGA) of Central Coast Council.



Figure 1 Locality map with the subject site outlined in red.

Source: SIX Maps 2022

The site includes the following lots:

- Lot 4 in Section 1 in DP 1591,
- Lot 1 in DP 911163,
- Lot 1 in DP 911164,
- Lot 2 in Section 2 in DP 1591,
- Lot 1 in Section 1 in DP 1591,
- Lot 29 in Section 1 in DP 1591,
- Lot 30 in Section 1 in DP 1591,
- Lot 31 in Section 1 in DP 1591; and
- Lot 32 in Section 1 in DP 1591.

### 1.3. METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Division guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 1999 (revised 2013).

Site constraints and opportunities have been considered with reference to relevant controls and provisions under *State Environmental Planning Policy (Precincts – Regional) 2021* and the *Gosford City Centre Development Control Plan 2018*.



## 1.4. AUTHOR IDENTIFICATION

The following report has been prepared by:

- Ginger Rose Harrington, BAncHist (Archaeology)
- Annabelle Cooper, B Arts, M City Planning,
- Meggan Walker, BA Archaeology (Hons) & Ancient History; and
- Keira Kurcharska, B Arts, M Res, M Herit Cons.

Alexandria Cornish (Associate Director | Built Heritage) has reviewed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

## 1.5. THE PROPOSAL

The proposed works are to be undertaken as a SSDA (SSD-47749715). Collectively, the works seek to establish a health, education and innovation precinct associated with the University of Newcastle fronting Mann Street. This will include the demolition of existing structures, excavation and bulk earthworks for site levelling, and construction of a new educational building on the western portion of the subject area with provision of open public space to the east. The new educational building is to form part of the future University of Newcastle Campus, Gosford.

The proposed works described in the Lyons Concept Design Report have been summarized in **Table 1** below. The relevant plans are also included in

Table 1 – Overview of the proposed works to the subject site

Level	Inclusions
Patrial basement level benched into the natural site topography	<ul style="list-style-type: none"> <li>▪ Western entryway to the building via the Mann St frontage, allowing clear access into the ground-level foyer, flexible industry engagement space and café,</li> <li>▪ A laneway to the north of the site that provides vehicular and truck access to the rear of the building; and</li> <li>▪ Two lift shafts located within the foyer that provide access to the building's upper floors.</li> </ul>
Level 1 mixed-use space	<ul style="list-style-type: none"> <li>▪ Two large dual teaching and learning spaces at the north end of the floor,</li> <li>▪ Concierge and student experience spaces,</li> <li>▪ Male and female amenities; and</li> <li>▪ Additional street-level entry from Beane Street.</li> </ul>
Level 2 mixed-use space	<ul style="list-style-type: none"> <li>▪ Several teaching and learning spaces,</li> <li>▪ Several student experience spaces; and</li> <li>▪ Male and female amenities.</li> </ul>
Level 3 mixed-use space	<ul style="list-style-type: none"> <li>▪ Two teaching and learning spaces,</li> <li>▪ Large seminar space,</li> <li>▪ Large student experience space,</li> <li>▪ Flexible workplace arrangement with adjacent meeting rooms; and</li> <li>▪ Male and female amenities.</li> </ul>
Rooftop	<ul style="list-style-type: none"> <li>▪ Solar farm and University gardens,</li> <li>▪ Roof deck; and</li> <li>▪ Rooftop lobby.</li> </ul>

The proposed works also include new landscape design accommodating a Community Urban Veranda, Civic Valley Square, Escarpment, Learning & Innovation Interface and eastern Plateau designed by McGregor Coxall.

Urbis has been provided with drawing documentation prepared by Lyons and MacGregor Coxall. This HIS has relied on these plans for the impact assessment include in Section 5. Extracts of the proposed plans are also provided overleaf. Full size plans should be referred to for detail.

Table 1 Provided Plans

<b>Author</b>	<b>Drawing No.</b>	<b>Drawing Name</b>	<b>Revision</b>	<b>Date</b>
Lyons	A-0101	Site Plan	9	09.12.2022
Lyons	SD-A-3000	Context Plan - Ground Level	11	09.12.2022
Lyons	SD-A-3001	Context Plan - Level 01	9	09.12.2022
Lyons	SD-A-3002	Context Plan - Level 02	9	09.12.2022
Lyons	SD-A-3003	Context Plan - Level 03	9	09.12.2022
Lyons	SD-A-3004	Context Plan - Level 04	9	09.12.2022
Lyons	SD-A-4000	Building Elevations	3	09.12.2022
Lyons	A-5001	Building Sections	8	09.12.2022
McGregor Coxall	LD-SK-0A	Cover Page	-	-
McGregor Coxall	LD-SK-0B	Planting Schedule	A	18.11.2022
McGregor Coxall	LD-SK-0C	Key Plan	A	18.11.2022
McGregor Coxall	LD-SK-11	GA Site Plan	A	18.11.2022
McGregor Coxall	LD-SK-101	Materials & Finishes Plan – GF & L1	A	18.11.2022
McGregor Coxall	LD-SK-102	Materials & Finishes Plan – Roof	A	18.11.2022
McGregor Coxall	LD-SK-201	Sections – Sheet 01	A	18.11.2022
McGregor Coxall	LD-SK-202	Sections – Sheet 02	A	18.11.2022

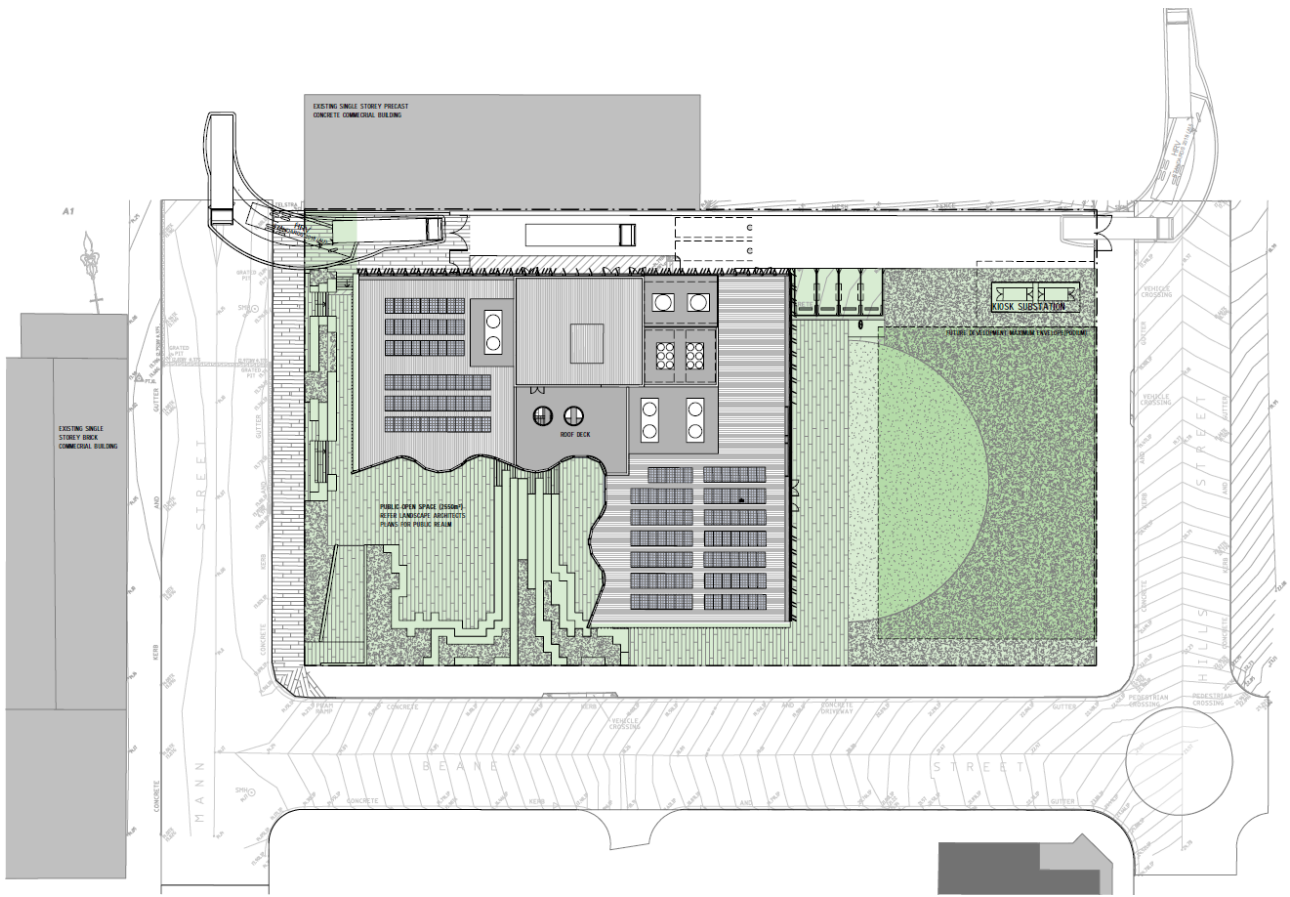


Figure 2 Extract from Site Plan.  
Source: Lyons



Figure 3 Extract from ground level context plan.  
Source: Lyons

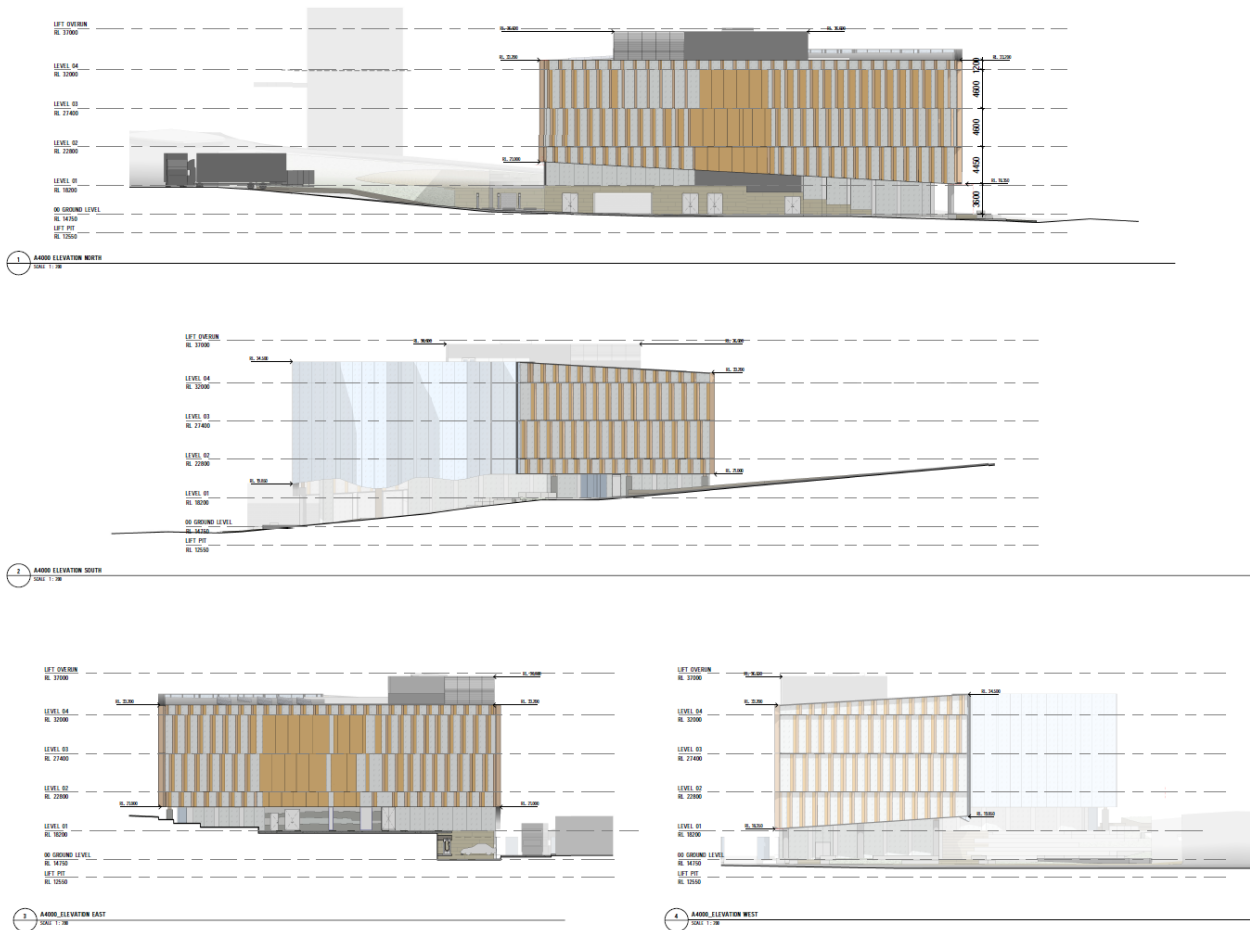


Figure 4 Extract from plan set showing building elevations

Source: Lyons

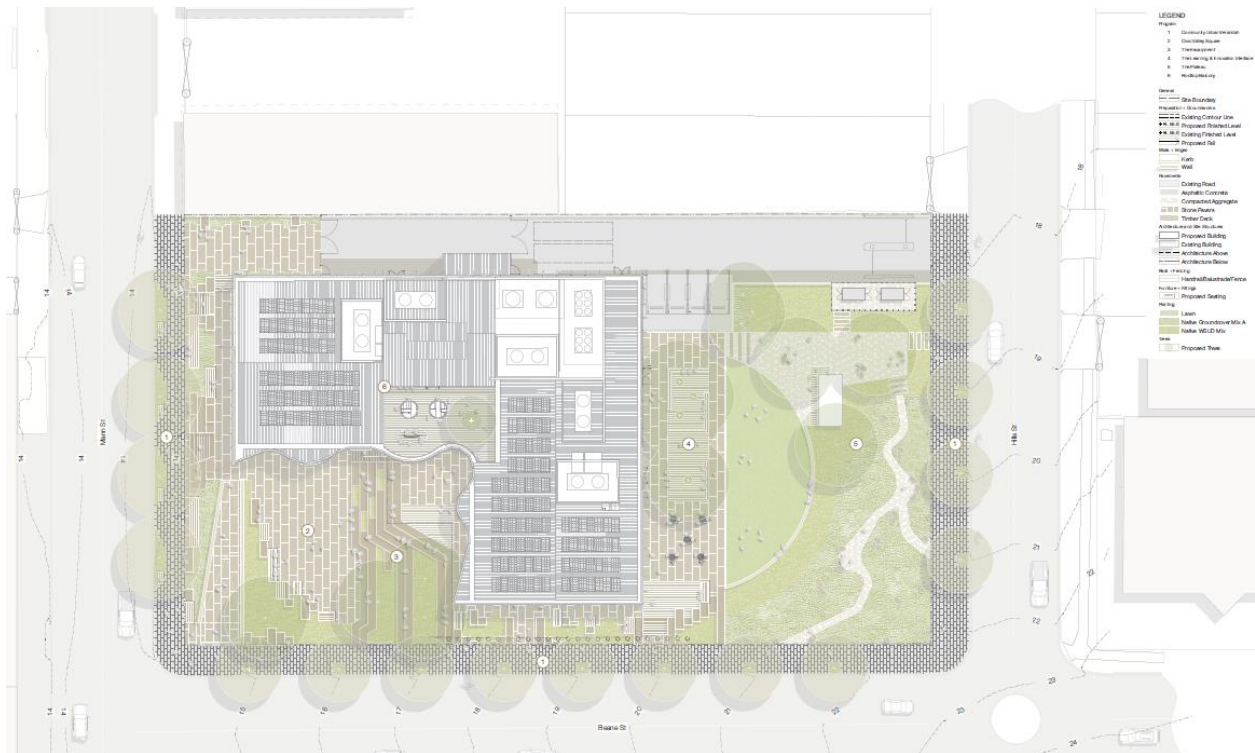


Figure 5 Extract from plan set showing proposed landscape plan

Source: McGregor Coxall

## 2. SITE DESCRIPTION

### 2.1. SITE SETTING

Gosford is approximately 78 km north of Sydney and approximately 12 km inland from the coastline. Gosford town centre is located on the northern perimeter of Brisbane Waters and is surrounded by state parklands including Strickland State Forest (north-west), Brisbane Water National Park (south-west) and various reserves to the east and north-east.

The subject site is located between Gosford (south) and North Gosford (north). The site is located east of the road corridor and west of Rumbalara Reserve. The area is characterised by steep topography sloping east towards Mann Street, south along Watt Street and north towards Etna Street. The immediate surrounding streetscape comprises mixed development including high and medium density residential towers, low and medium scale commercial buildings including various automotive operations. The broader streetscape includes two health precincts associated with Gosford Hospital and Gosford Private Hospital.

Mann Street facilitates two lanes of traffic and connects to the Pacific Highway to the north. The streetscape surrounding the subject site is under activated and includes multiple vacant buildings. The subject block is bound by Beane Street to the south, Etna Street to the north and Hills Street to the east. The northern portion of the block contains medium density residential development, professional rooms and several car yards, some of which are vacant. The north-eastern corner contains some single storey detached residential dwellings which have been converted to professional rooms. Many of the buildings along Mann Street are warehouses with under activated street frontages.

Directly opposite the subject site on the western side of Mann Street is a large low-rise warehouse formerly associated with the former use of the subject site as a fruit distribution warehouse. The warehouse is of similar height, bulk and scale to the subject site and is tenanted by a party supplies store.

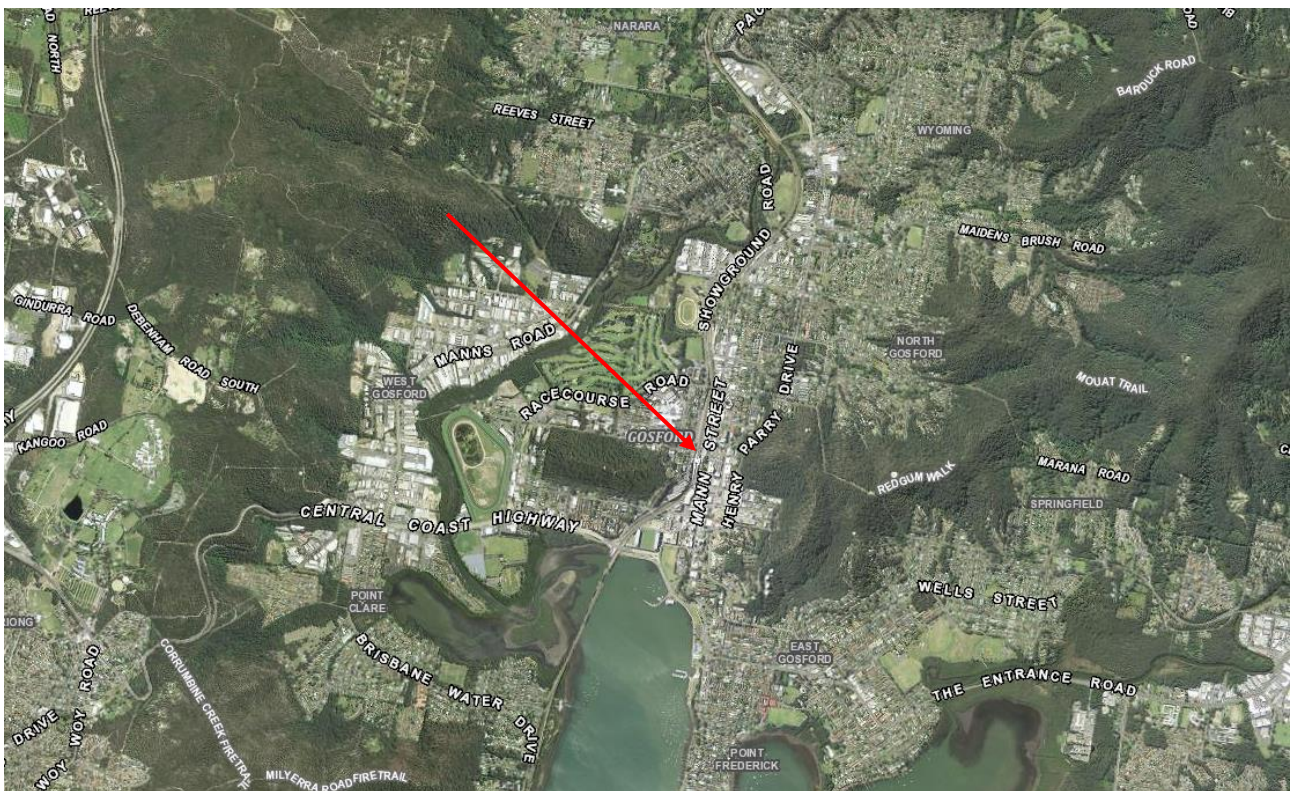


Figure 6 Map showing location of Gosford and surrounding area, Mann Street indicated.

Source: SIX Maps 2022



Figure 7 View north along Mann Street. Subject site indicated.



Figure 8 Adjacent development to the north of subject site along Mann Street.



Figure 9 Development at central and northern portion of subject block.



Figure 10 View north-east towards subject site from corner Beane and Watt Street.



Figure 11 View south along Watt Street.



Figure 12 View north-west along Hills Street.

## 2.2. SITE DESCRIPTION

### 2.2.1. Exterior

The subject site is located on the corner of Beane Street and Mann Street. Built form is situated close to Mann Street while the rear of the site remains undeveloped. The subject site was formerly tenanted by a Mitre 10 franchise, however, has been vacant since 2010. The building is generally in poor condition.

The Mann Street frontage comprises of remnant Inter-war façade elements. The Mann Street frontage includes two principal profiles. A double storey rectilinear form occupies the corner location, while the northern portion of the frontage is characterized by a single storey arched parapet. The original timber framed windows remain on the second storey of the building along Mann Street, however, have been replaced with contemporary windows on the southern façade at Beane Street. A substantial awning extends across the entirety of the Mann Street frontage and over the corner of the intersection with Beane Street.

The awning, parapet and upper façade of the Mann Street frontage have been painted blue. The awning is not original and is clad in corrugated sheet metal. The upper portion of the Mann Street façade retains its face-brick, however had been painted. The lower section of the Mann Street façade is also face-brick, and features contemporary murals (painted in 2013) which serve to interpret the site's former historical use as a fruit packing and distribution centre for Gosford.

The Beane Street façade is characterised by the steep topography which flattens towards the rear of the site. A small section of the upper façade has been clad in corrugated sheet metal and remains a neutral off-white colour. The mid-portion of the façade has been painted blue and the lower position painted white, with the western most end containing partial sections of the mural. A small roller door is located mid-way along the Beane Street elevation. A rear 'lean-to' style structure is visible as part of the Beane Street frontage. The upper section of the lean-to is clad with corrugated sheet metal and painted blue. The mid-section of the elevation is painted blue and the lower section painted white. The connection point of the lean-to structure is marked by an opening which has been closed off with different coloured sections of corrugated sheet metal.

Further east along Beane Street the southern elevation is characterized by steel gates. Various materials have been attached to the gates to screen the interior of the site from Beane Street. East of the gates is a shed structure constructed from corrugated sheet metal with a brick base. The shed has a pitched roof and central roller door. The shed extends north into the interior of the site. Further east to the rear of the site, is a large section of undeveloped hardstand area. The hardstand area is enclosed by steel gates and wire mesh fencing. From mid-way along Beane Street facing west, a small, pitched roof is visible amongst the built form on the site. The roof is not visible from Mann Street. The rear boundary of the site (east) is marked by steel and wire mesh fencing.



Figure 13 Aerial imagery of subject site.

Source: Nearmap, 2022



Figure 14 View south-east along Mann Street.



Figure 15 View east showing corner section of Mann Street elevation.





Figure 16 View north-east showing arched parapet at Mann Street elevation.



Figure 17 View north showing Beane Street elevation.



Figure 18 Murals along lower façade of Mann Street elevation.



Figure 19 Murals along lower façade of Mann Street elevation.



Figure 20 Shed along southern boundary.



Figure 21 View west showing rear of subject site from Hills Street.

## 2.2.2. Interior

The interior of the subject site is generally in a poor condition. The central area along the Mann Street axis (area 'B1') comprises a large open space with linoleum flooring on a concrete base. The steel ceiling structure and lighting remains exposed. Area B1 is understood to be the former 'Hardware Section' associated with the former Mitre 10 store and appears to be an amalgam of the earliest building on the site with a later extension to the rear (area B2)<sup>1</sup>. Area B1, C (south) and A (north) form one large space (Figure 23- Figure 26). The three areas all feature linoleum flooring on a concrete base, exposed steel ceiling structure and lighting. There is a change in level across the centre of the three spaces. Temporary access stairs are located at the northern and southern ends of the eastern axis of area B1.

Area 'C', to the south is marked by a lowered ceiling height and 4 large openings. Along the southern wall of area C is the entrance to the stairway providing access to the first floor. Sections of hand railing remain from the sites previous uses as a Mitre 10 retail outlet. Area C is understood to be the former offices associated with the Mitre 10 store and forms the ground floor section of the double storey Inter War Art Deco façade to Mann Street. Area 'A', to the north is delineated by 4 steel beams, and is understood to be the former clothing department of the Mitre 10 store. It features painted brick, vinyl floor coverings over a concrete slab, steel column structure supporting steel purlins and beams with an insulated roof.<sup>2</sup>

Area B2 is located in the centre of the building. The space features linoleum flooring, open ceiling structure and suspended lighting consistent with the majority of interiors across the ground floor of the building. A large sign associated with the former use of the space as a hardware retail outlet is suspended above areas B1 and B2. Temporary stairs are located at the eastern axis of B2, providing access to area 'E'.

Area E is a smaller space and features by brick walls and lower, non-original ceiling. Area F is a small room adjoining area E to the north. North of area F is area G which comprises a large open area constructed from besser blocks. It contains concrete flooring, a large roller door and opening in the eastern wall and exposed ceiling (steel beams and insulation). A single doorway in the eastern wall currently functions as the main access to the interior of the site.

Several smaller rooms are located in the south-eastern corner of the building. The rooms are generally in a poor condition and contain remnant fit-out materials. The spaces include:

- Space 'D' – Former Outdoor Sales and Seed Store,
- Space 'E' – Former Garden Shop,
- Space 'F' – Former Store,
- Space 'G' – Former Bulk Store,
- Space 'H' – Former Bulk Store; and
- Space 'J' – Former Plant Nursery and Car Parking.

The area north of the stairs in area 'C' contains a brick fireplace which has been rendered and painted. The fireplace is in poor condition and does not retain any original detailing (Figure 31).

---

<sup>1</sup> Heritage Strategy & Impact Statement, Mitre 10 Store, 307 Mann Street Gosford, prepared by John Oultram Heritage & Design.

<sup>2</sup> Ibid

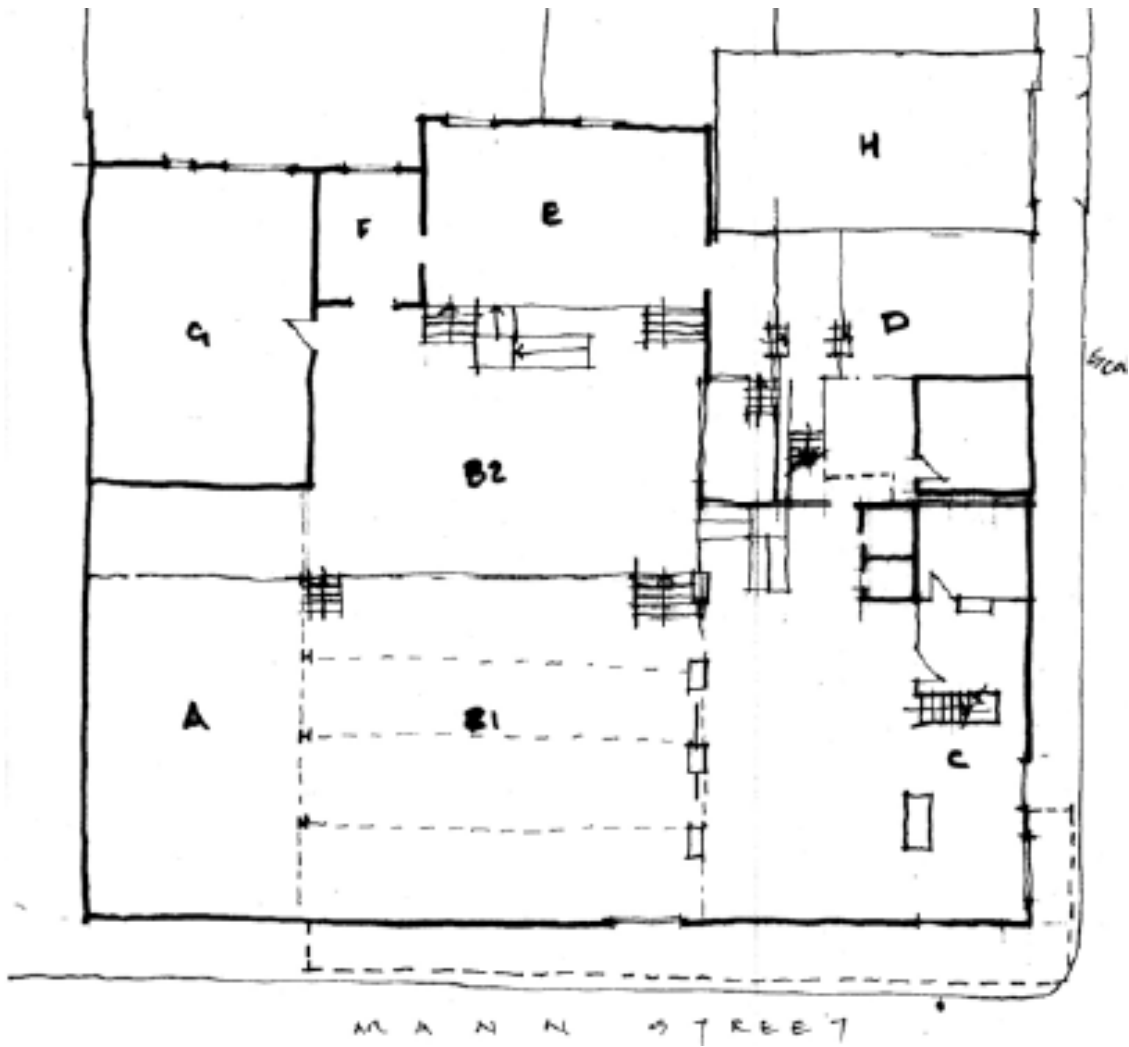


Figure 22 Interior spaces, ground floor.

Source: *Heritage Strategy & Impact Statement prepared for Mitre 10 Store 307 Mann Street, Gosford by John Oultram March 2012*



Figure 23 Interiors of area B1.



Figure 24 View towards area C from area B2.



Figure 25 View towards area A from area B2.



Figure 26 View towards area B2 from B1.



Figure 27 Interior spaces, south-eastern quadrant of site.



Figure 28 Interior spaces, south-eastern quadrant of site.



Figure 29 Stairs to first floor.

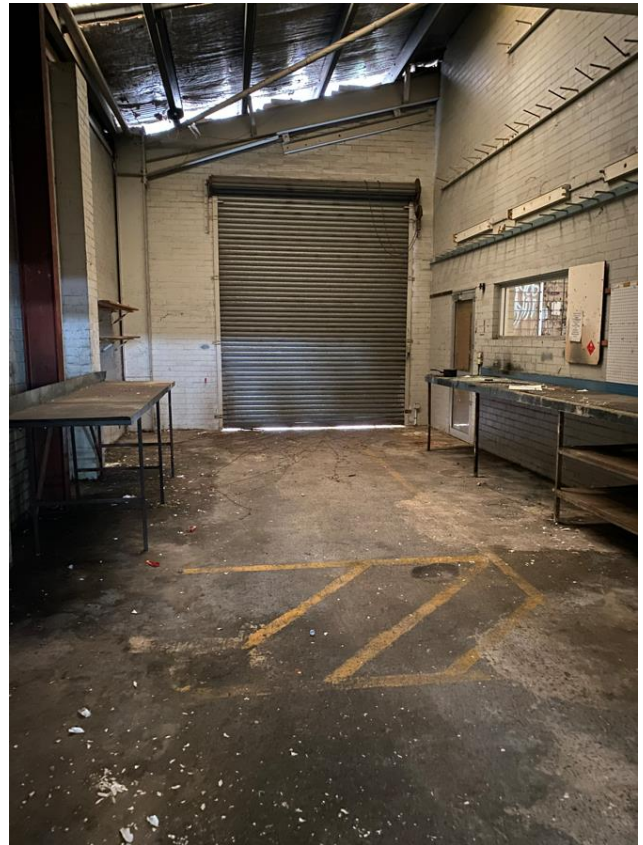


Figure 30 Interior fabric of area F.



Figure 31 Remaining fireplace.

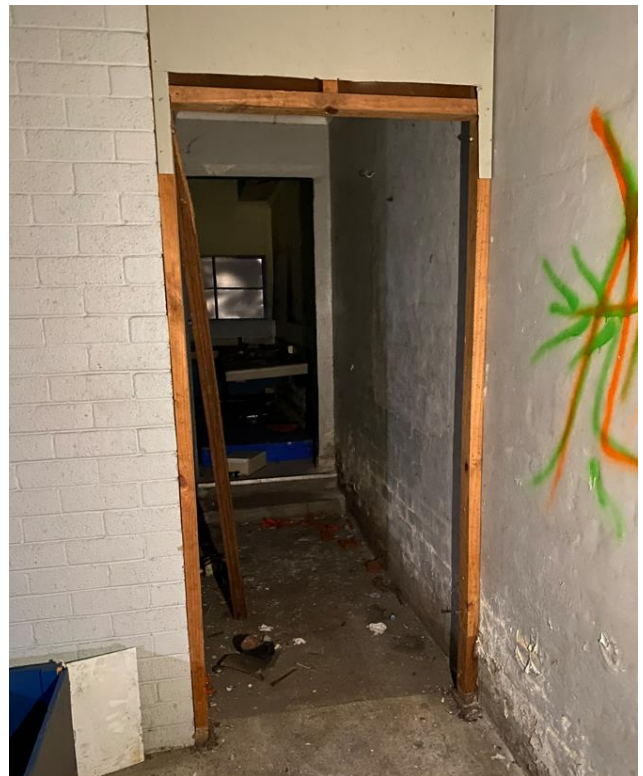


Figure 32 Walkway between small spaces in south-eastern quadrant of site.



Figure 33 Interiors of area G.



Figure 34 Interiors of area G.

### First Floor

The first floor contains a series of smaller rooms delineated by non-original stud walls. The flooring retains early timber floorboards. The timber ceiling structure and insulation remains exposed. The first floor interiors are dilapidated with many of the stud walls damaged or partially removed. The building has been vacant for an extended period of time in recent history and has been heavily vandalised.

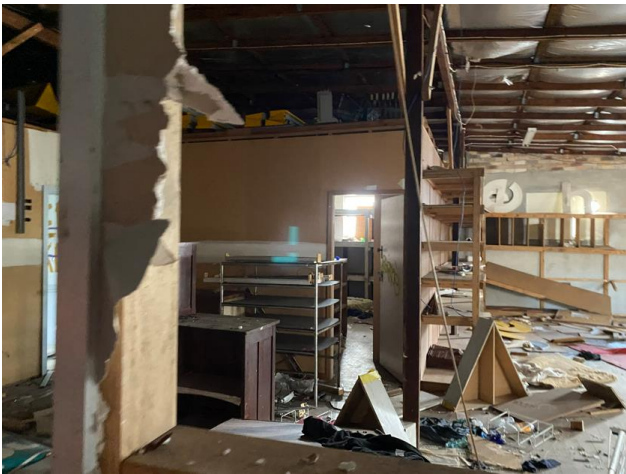


Figure 35 First floor remaining interior fabric, view west.



Figure 36 First floor interior fabric, view north-west.



Figure 37 First floor interior rooms.



Figure 38 First floor interior rooms.

## 3. HISTORICAL OVERVIEW

### 3.1. AREA HISTORY

The town of Gosford is within the County of Northumberland, Parish of Gosford, on the traditional lands of the Darkinjung. Despite early exploration in the region, Gosford was not settled until the 1830s, with the region named the Brisbane Water District in the 1820s.<sup>3</sup> In 1830, Gosford was selected as a suitable place for a Government Township, although it was not officially surveyed or named until 1839.<sup>4</sup> A newspaper advertisement from 1839 confirmed that a list of allotments would become available in Gosford following their measuring.<sup>5</sup>

The township of Gosford was largely undeveloped in 1841, although the watchhouse was constructed to the south of the township (see Figure 39).



Figure 39 – 1841 map of Gosford, showing the area as largely undeveloped with allotments primarily fronting Brisbane Water in East Gosford. A Watchhouse is the major development in Gosford at this time.

Source: William Henry Wells, Surveyor, 1841, Accessed at SLNSW, Z/M3 811.25/1841/1

Through the mid-late 19<sup>th</sup> century, development in the township of Gosford and surrounding areas intensified, spurred by the establishment of the Great Northern Railway in late 1880s. By 1887 the railway line was open and operational from Newcastle to Gosford, and the township of Gosford was well established, with areas of public recreation, as well as commercial and residential development sprawling on a grid pattern (see Figure 40). The development of the railway boosted the regions economy through the creation of jobs in the supply of materials and labour for the rail construction. The railway also served to shorten the distance between Sydney and the Brisbane Waters region, creating a new market for farmers and new

<sup>3</sup> Strom, B. 1982. *Gosford/Wyong History & Heritage*, Central Coast Library

<sup>4</sup> *Ibid*

<sup>5</sup> The Sydney Monitor and Commercial Advertiser, 23 September 1839. *Contents of Last Weeks' Government Gazette*

opportunities for city folk seeking a weekend away from the bustle of the city.<sup>6</sup> Contemporary newspaper articles advertising land for sale in the region stated:

*“a rare opportunity of combining business with pleasure today in a trip to Gosford, now becoming known by the designation of the Brighton of New South Wales....it is anticipated there will be a very large attendance of holiday-makers, uniting recreation with labour, especially as the scenery and general ensemble of Gosford are so attractive and charming”<sup>7</sup>*

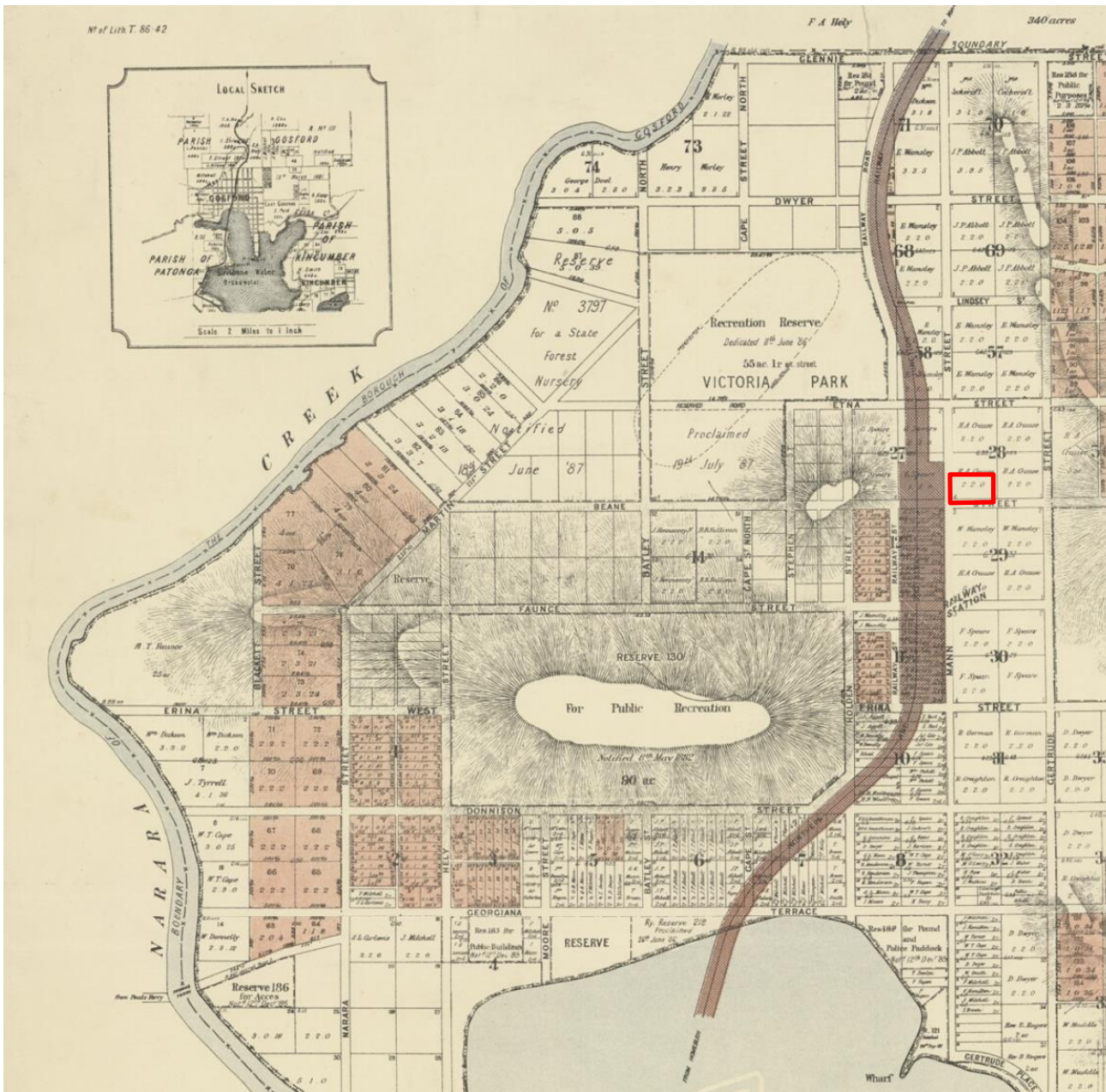


Figure 40 – 1886-1887 plan of the town of Gosford, showing grid pattern and development including train line. Subject site indicated in red, under the ownership of Crause although at this time it had been purchased.

Source: NSW Department of Lands, 1886, accessed SLNSW, Z/M3 811.259/GOSFORD/1887/1

<sup>6</sup> Strom, B. 1982.

<sup>7</sup> Newcastle Morning Herald and Miners' Advocate, 3 September 1887. *Gosford Land Sale*, pg. 15



By the early-mid 20<sup>th</sup> century, Gosford had become urbanised, with a mixture of residential and industrial development across the city.<sup>8</sup>

## 3.2. SITE HISTORY

### 3.2.1. Original Land Grant and Subdivision, 1850-1895

The subject site forms part of suburban allotment 4 of Section 28 originally granted to Henry Augustus Crause by Crown Grant on the 15<sup>th</sup> of October 1858, several years after the proclamation of Gosford township.<sup>9</sup> In 1870, Crause was the postmaster for Gosford.<sup>10</sup> Crause was a significant landholder in the township, owning the 4 allotments bound by Mann, Gertrude, Etna and Beane Streets, as well as two allotments to the south on Faunce Street (see Figure 40). Crause was likely residing in Gosford prior to his official grant, with a daughter born to his wife in Gosford in 1851, and potentially residing within the subject site although no evidence of structures at this time is identified.<sup>11</sup> At the time of his death in 1899, Crause had moved to St Peters, although the funeral arrangements saw him transferred to Gosford via train.<sup>12</sup>

In 1885, the subject site along with allotments owned by Edward and William Wamsley were purchased by a joint venture between William Suttor, David Pringle Savage, William Price and Robert Hills. The first three men in the venture were warehousemen, with Hills being described as a 'gentleman'.<sup>13</sup> The land purchased by the venture is shown in Figure 41. In December of the same year, David Pringle Savage died, leaving the remaining three as joint tenants.

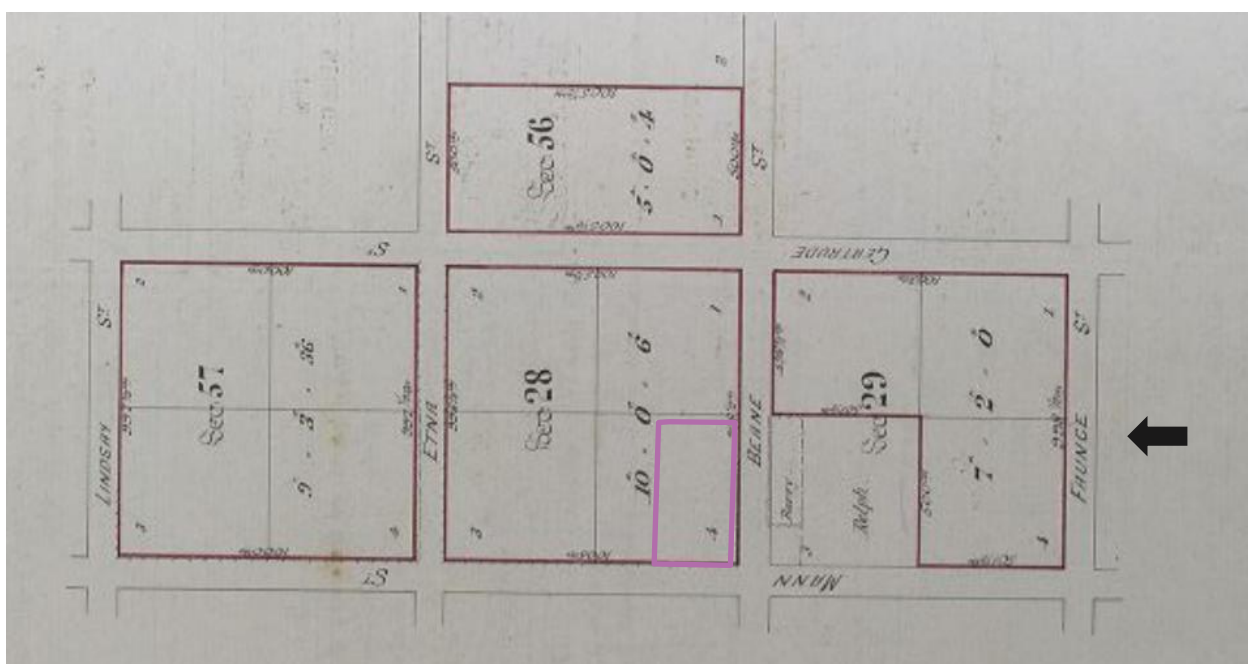


Figure 41 – Land purchased by Suttor, Savage, Price and Hills on 27<sup>th</sup> October 1885, subject site indicated in purple.

Source: *Certificate of Title, vol. 764 fol. 128*

On Monday 15<sup>th</sup> 1887, the official opening of the North Coast Railway was celebrated in Gosford, heralded in local newspapers as “the initiation of an era of prosperity for the district” (Figure 42).<sup>14</sup> The railway comprised the second section of the Homebush-Waratah railway and, therefore, provided Gosford with connections to Sydney and Newcastle. It was also at this time that Hill Street was created. Although public perspective on

<sup>8</sup> Strom, B. 1982.

<sup>9</sup> Certificate of Title, 1938. *Volume 4944, Folio 198*.

<sup>10</sup> The Australian Almanac, 1870, page 186.

<sup>11</sup> The Sydney Morning Herald, 15 January 1851, *Family Notices*, pg. 3

<sup>12</sup> Evening News, 6 December 1899. *Family Notices*, pg. 8

<sup>13</sup> Certificate of Title, 1885, *Volume 764, Folio 128*.

<sup>14</sup> *Evening News*, Monday 15<sup>th</sup> August 1887, page 5.

the railway varied, there seems to have been wide consensus, at least amongst publicists of the time, that “the iron horse” provided the town with an opportunity to significantly expand tourism and commercial activities (such as farming) in the area:

*As it strikes a stranger, Gosford is remarkable for nothing, saving, perhaps, for the exhilarating freshness of its atmosphere, the unbroken quietude of its only street, and the Sleepy Hollow rusticity of its surrounding flats and ironbark ridges. Residents...point to vacant allotments and "highly eligible sites", bidders for which are not forthcoming, despite the advertising genius of several of the best-known Pitt-street financiers. On the whole, it is difficult to imagine the speedy downfall of so salubrious and well situated a little town, and the iron horse may yet prove its best friend. ... The land, admittedly, is fertile, and there is plenty of it-miles upon miles on all sides for the matter of that-but an obstinate fact is that almost everywhere it is just as nature left it, and is often- times but a stretch of dense and untouched scrub and jungle.<sup>15</sup>*

The Gosford stop included a siding for passing trains and access to the station at the intersection of Mann and Faunce Streets. It was, therefore, located c.232m south of the subject site.<sup>16</sup> Upon these grounds, it is not difficult to comprehend the forthcoming gentrification movement experienced by Gosford, which even embraced the subject site.



Figure 42 – Historic image of the Gosford railway yard in 1920, looking south. The approximate location of the subject site is indicated in red.

Source: Central Coast Council, 1920, ID 000\000055.

It was at this time that the subject site was subdivided for redevelopment, comprising lots 1, 2, 3, 31, 32 and 33 of Section 1 of the subdivision. The lots to the west of the site changed hands rapidly and continuously between their original purchase by Else Marie Shead (Lot 1)<sup>17</sup>, John James Mullard (Ice Works Engineer) (Lot 2)<sup>18</sup> and the Reverend James Jefferies (Lot 3),<sup>19</sup> and their eventual amalgamation by the Gosford Co-Operative Citrus Packing House. The history of these lots' ownership has been summarised in Table 2-Table 4 below. The lots to the east of the site also changed ownership several times following their original

<sup>15</sup> *The Sydney Morning Herald*, Saturday 13<sup>th</sup> August 1887, page 7.

<sup>16</sup> *Evening News*, Saturday 13<sup>th</sup> August 1887, page 5.

<sup>17</sup> Certificate of Title, 1886, *Volume 820, Folio 115*

<sup>18</sup> Certificate of Title, 1895, *Volume 1074, Folio 243*

<sup>19</sup> Certificate of Title, 1887, *Volume 824, Folio 248*.

purchase by John James Mullard (Lot 30),<sup>20</sup> Thomas Thompson (farmer) (Lot 31)<sup>21</sup> and the Reverend James Jefferies (Lot 32),<sup>22</sup> albeit at a slower rate. The history of these lots' ownership has been summarised in Table 5-Table 7 below.

Table 2 Ownership History of Lot 1

<b>Name and Occupation</b>	<b>Date acquired</b>
Else Marie Shead (Gosford Baker)	29 <sup>th</sup> December 1886
John Wearne (Unknown)	15 <sup>th</sup> April 1887
The Union Bank of Australia	19 <sup>th</sup> October 1893
Albert Agett (Woy Woy Boarding House Proprietor)	20 <sup>th</sup> August 1904
William Gosby (Miranda Poultry Farmer)	7 <sup>th</sup> April 1924
Robert Henry Burns (Gosford Baker)	23 <sup>rd</sup> April 1926
Vincent Whelan (Gosford Baker)	26 <sup>th</sup> June 1928
Gosford Co-Operative Citrus Packing House Ltd	20 <sup>th</sup> October 1944

Source: HLRV, ID/ 820-115; HLRV, ID/ 4944-198.

Table 3 Ownership History of Lot 2

<b>Name and Occupation</b>	<b>Date acquired</b>
John James Mullard (Sydney Ice Works Engineer)	7 <sup>th</sup> November 1889
Henry John Bourne (Balmain Plumber)	17 <sup>th</sup> March 1906
Candace Sarah Mullard (Widow)	31 <sup>st</sup> August 1915
Gosford Citrus Packing House Ltd	28 <sup>th</sup> September 1943

Source: HLRV, ID/ 1074-243

Table 4 Ownership History of Lot 3

<b>Name and Occupation</b>	<b>Date acquired</b>
James Jefferies (Newtown Congregational Minister)	12 <sup>th</sup> February 1887
John James Mullard (Sydney Ice Works Engineer)	18 <sup>th</sup> December 1889
Henry John Bourne (Balmain Plumber)	17 <sup>th</sup> March 1906
Candace Sarah Mullard (Widow)	31 <sup>st</sup> August 1915

<sup>20</sup> Certificate of Title, 1889, *Volume 916, Folio 158* and Certificate of Title.

<sup>21</sup> Certificate of Title, 1888, *Volume 901, Folio 140*

<sup>22</sup> Certificate of Title, 1887, *Volume 828, Folio 152*

<b>Name and Occupation</b>	<b>Date acquired</b>
Gosford Co-Operative Citrus Packing House Ltd	28 <sup>th</sup> September 1943

Source: HLRV, ID/ 824-248; HLRV, ID/ 959-87.

Table 5 Ownership History of Lot 30

<b>Name and Affiliation</b>	<b>Date acquired</b>
John James Mullard (Sydney Ice Works Engineer)	17 <sup>th</sup> March 1889
Henry John Bourne (Balmain Plumber)	21 <sup>st</sup> February 1906
Candace Sarah Mullard (Widow)	31 <sup>st</sup> August 1915
Horace Sydney Hunt	16 <sup>th</sup> June 1917

Source: HLRV, ID/ 916-158.

Table 6 Ownership History of Lot 31

<b>Name and Affiliation</b>	<b>Date acquired</b>
Thomas Thompson (St Mary's Farmer)	5 <sup>th</sup> November 1888
William Hasting Kirkness (Gosford Sawmiller)	23 <sup>rd</sup> August 1920
Florence Mary Kirkness (Gosford Widow)	30 <sup>th</sup> May 1957
Hazel Jean Hunt-Sharman (Gosford Wife)	27 <sup>th</sup> July 1987

Source: HLRV, ID/ 901-140.

Table 7 Ownership History of Lot 32

<b>Name and Affiliation</b>	<b>Date acquired</b>
James Jefferies (Newtown Congregational Minister)	15 <sup>th</sup> March 1887
William Hasting Kirkness (Gosford Sawmiller)	25 <sup>th</sup> October 1917
Hazel Jean Hunt-Sharman (Gosford Wife)	22 <sup>nd</sup> October 1951
Florence Mary Kirkness (Gosford Widow)	30 <sup>th</sup> May 1957

Source: HLRV, ID/ 828-152.

The historical record is silent on Shead's occupation of the site; although, she is noted on the original Certificate of Title to have been the wife of a baker.<sup>23</sup> Whether she and her husband erected a bakery on the Lot is unknown, although it is noteworthy that, after the couple vacated the site, Lot 1 was continually purchased by bakers, which may indicate its suitability for persons of that profession from an early stage. Indeed, there remains a derelict bakery on this land holding until the present day, which indicates the likelihood of this hypothesis (Figure 43). One article from 1890 does identify the presence of a bakery in the town centre of Gosford;<sup>24</sup> however, there is insufficient documentary evidence to identify at what point in time the extant feature was built – let alone, to whom its construction may be attributed.



Figure 43 – 2022 Aerial of the subject site, showing the remains of a bakery constructed on Lot 1.

Source: Nearthmaps, 2022.

Lots 2 was originally purchased by John James Mullard, who is documented to have been a prominent member of the Gosford community, acting in numerous local leadership roles – such as, Alderman,<sup>25</sup> Auditor<sup>26</sup> and even Mayor.<sup>27</sup> Mullard was an aerated water manufacturer, residing in Gosford and working at an Ice Works in Ultimo, Sydney.<sup>28</sup> At the time of his purchase, Mullard was also transferred the Certificate of Title for Lot 3, which had been the property of a Reverend James Jeffries,<sup>29</sup> and Lot 30.<sup>30</sup> The nature of Jeffries' occupation of the lot is not documented; although, it is noteworthy that, at that time, the land formed part of a larger holding including Lots 3-7. Jeffries appears to have held numerous suburban land holdings at this time, including the Certificate of Title for Lot 32 amongst numerous other properties in Bathurst.<sup>31</sup> It is highly likely that, at this time, Lots 3, 30 and 32 were purchased for agricultural and/or residential purposes, although unsubstantiated by historical sources. By the time of Mullard's occupation of Lot 3, this lack of documentary evidence persists and, as such, it is difficult to note whether or not the holding was developed for residential or industrial purposes at this time; however, Mullard is recognised as having been awarded a commendation at the Third Annual Show of Gosford, Brisbane Water District Agricultural Society for his

<sup>23</sup> Certificate of Title, 1886, *Volume 820, Folio 115*

<sup>24</sup> *The Daily Mail and New South Wales Advertiser*, Saturday 26<sup>th</sup> Jul 1890, page 219.

<sup>25</sup> *New South Wales Government Gazette*, Tuesday 30<sup>th</sup> September 1890, page 7573.

<sup>26</sup> *New South Wales Government Gazette*, Friday 10<sup>th</sup> February 1899, page 1223.

<sup>27</sup> *New South Wales Government Gazette*, Friday 16<sup>th</sup> February 1894, page 1075.

<sup>28</sup> *The Daily Telegraph*, Friday 1<sup>st</sup> November 1889, page 6.

<sup>29</sup> Certificate of Title, 1887, *Volume 824, Folio 248*.

<sup>30</sup> Certificate of Title, 1889, *Volume 916, Folio 158* and Certificate of Title.

<sup>31</sup> Certificate of Title, 1887, *Volume 828, Folio 152*; *New South Wales Gazette*, Friday 20<sup>th</sup> March 1885, page 1937.

cordial collection by 1891.<sup>32</sup> It is also noteworthy that the site is known to have opened as a cordial factory under the management of a George Margin by 1906 (Section 3.2.2).

### 3.2.2. Margins' Cordial Factory and Ice Works, 1895-c.1930

During the early 20<sup>th</sup> century, the township of Gosford prospered with commercial endeavours, and the subject site was no exception. In c.1906, the western lots of the subject site opened as the Margins' Cordial Factory and Ice Works. By 1923, the factory is described as having been "one which reflects the consistent and sound progress of the district it serves", developing over 16 years into "one of the best equipped factories in the country centres of the State".<sup>33</sup>

The Margins' Cordial Factory and Ice Works was established in 1906 by a Mr. G. Margin from Muswellbrook, NSW (Figure 44). By 1914, his brother, a Mr. H.C. Margin, came into the partnership, organising a branch of the business stationed in Woy Woy. In reflection, by 1916, Mr G Margin appears to have purchased land in Woy Woy,<sup>34</sup> and again in 1918,<sup>35</sup> although this time in partnership with his brother. This partnership is, however, reported to have dissolved in 1927, when the brothers assumed independent liability for each branch of the business.<sup>36</sup> After conducting a cordial-making business in Muswellbrook for one year, Mr. G Margin had relocated to Gosford, seeking to capitalise on the economic 'boom' experienced by the town during this time. The factory he erected was located directly across from the North Coast Railway line. In its earliest stages, the factory is described as having been 50x20 feet in area, expanding in size to be almost "more than three times that size" by 1923.<sup>37</sup> By this time, the factory comprised the plant, several outbuildings, a covered-in vehicle dock and an unspecified area intended to house "ice-cream making machinery".<sup>38</sup>



Figure 44 – Historic image of the subject site in 1906, showing the Margins' Cordial Factory and Ice Works.

Source: Central Coast Council 1906, ID 000\000858

The factory is described as having been revolutionary for the town, including the first stationary oil engine in Gosford, which, by 1923, was replaced with another cutting-edge suction gas engine that fuelled the main items of the plant. These items included, in addition to the ice-cream making machinery, an ammonia compressor for an on-site ice-machine, a carbonating machine for producing soda, two bottle-fillers, bottle-

<sup>32</sup> *Australian Town and Country Journal*, Saturday 11<sup>th</sup> April 1891, page 41.

<sup>33</sup> *The Gosford Times and Wyong District Advocate*, Thursday 8<sup>th</sup> Feb 1923, page 4.

<sup>34</sup> HLRV, ID/2664-109; HLRV, ID/ 2783-187.

<sup>35</sup> HLRV, ID/2861-167.

<sup>36</sup> *Dun's Gazette for New South Wales*, Vol. 38 (1) 1927, page 4.

<sup>37</sup> *The Gosford Times and Wyong District Advocate*, Thursday 8<sup>th</sup> Feb 1923, page 4.

<sup>38</sup> *The Gosford Times and Wyong District Advocate*, Thursday 8<sup>th</sup> Feb 1923, page 4.

washing equipment, crowning and corking machines.<sup>39</sup> By 1927, further additions to the factory included a large coil-condenser house that took the form of a tower.<sup>40</sup> In short, by the 1920s, the subject site was occupied by a technically forward-thinking factory, considered by the town to be a local industry of competitive calibre, often earning the attention of local newspapers.

It is difficult to identify with much precision the date by which the Margins' Cordial Factory and Ice Works vacated the subject site. However, by 1928, Mr G. Margin appears to have purchased land elsewhere in Gosford with clerk, Arthur Renwick.<sup>41</sup> Renwick is reported to have been a secretary of H.S.K. Ward Pty Ltd,<sup>42</sup> an active member of the Gosford community who frequently acted on society boards<sup>43</sup> and participated in local elections.<sup>44</sup> This potential relocation is reflected by numerous documentary sources that identify the factory on the site of a former cricket pitch near William Street.<sup>45</sup> In one report, this new location for the factory had consisted of a "paddock ...fronting Mann Street, between William and Erina Streets, and running back to Gertrude Street."<sup>46</sup> This new location is decidedly south of the subject site and, therefore, it is highly likely for the Margins' Cordial Factory and Ice Works to have vacated 307 Mann Street by the c.1930s.

To the east of the site, Lots 30-32 were variously developed for industrial and residential purposes.

After Jeffries' occupation of Lot 32, the holding was transferred to a William Hasting Kirkness, a known sawmiller from Gosford.<sup>47</sup> Kirkness is documented to have been a leading figure of the Gosford community, who owned and operated a sawmilling and case-making service at Lisarow for three years, before opening another premises on the subject site in 1917. By 1925, operations had concentrated at the Gosford plant, developing to also include the manufacture of mouldings and joinery.<sup>48</sup> This expansion presumably entailed the premises' expansion as Kirkness is documented to have purchased the neighbouring lot, Lot 31, in 1920.<sup>49</sup> The business appears to have continued until at least 1951, when Kirkness was fined £7 and £2/9 for failing to fence dangerous machinery at his sawmill on the premises.<sup>50</sup> At this time, Lot 32 temporarily was acquired by a Hazel Jean Hunt-Sharman, before being officially inherited by Kirkness' daughter, Florence Mary Kirkness in 1957, alongside Lot 31.<sup>51</sup> It is uncertain whether Ms Kirkness continued sawmill operations at this time; however, historical aerials from 1964 show a warehouse development on the lot at this time, which may indicate minimal redevelopment to the site during her ownership (Figure 52).

### 3.2.3. Gosford Packing House, c.1930-1967

On the 11<sup>th</sup> of October 1921, organising efforts by the Terrigal and Wamberal Branches of the Fruit Growers' Association culminated with the establishment of the Citrus Fruitgrowers' Co-operative Association of NSW Ltd.<sup>52</sup> This movement affected the establishment of a temporary packing premises elsewhere on Mann Street that sought to "pool" oranges and lemons from local growers to be weighed, graded, packed and sent to market. After operating for 13 weeks, the shed reportedly handled approximately 7000 citrus cases and amassed, by the end of the season, 23 stakeholders, garnering the attention of local investors and citrus growers alike.<sup>53</sup> As such, by December of that year, the Executive of the Fruitgrowers' Association recommended the expansion of the premises.<sup>54</sup> By 1922, the Co-operative obtained a lease from the Railway Commissioners for an existing shed in the railway yard, where the Packing House then erected its

---

<sup>39</sup> *The Gosford Times and Wyong District Advocate*, Thursday 8<sup>th</sup> Feb 1923, page 4.

<sup>40</sup> *The Gosford Times and Wyong District Advocate*, Thursday 10<sup>th</sup> November, page 4.

<sup>41</sup> HLRV, ID/ 4110-219.

<sup>42</sup> *The Argus*, Thursday 18<sup>th</sup> September 1924, page 8.

<sup>43</sup> For example, *The Sydney Morning Herald*, Thursday 26<sup>th</sup> February 1920, page 6.

<sup>44</sup> For example, *The Gosford Times and Wyong District Advocate*, Thursday 24<sup>th</sup> January 1924, page 12.

<sup>45</sup> *The Gosford Times and Wyong District Advocate*, Thursday 19<sup>th</sup> August 1926, page 11; *The Gosford Times and Wyong District Advocate*, Thursday 13<sup>th</sup> August 1931, page 14.

<sup>46</sup> *The Gosford Times and Wyong District Advocate*, Thursday 16<sup>th</sup> August 1934, page 13.

<sup>47</sup> Certificate of Title, 1887, *Volume 901, Folio 140*.

<sup>48</sup> *The Gosford Times and Wyong District Advocate*, Tuesday 4<sup>th</sup> August 1953, page 1.

<sup>49</sup> Certificate of Title, 1920, *Volume 828, Folio 152*.

<sup>50</sup> *The Gosford Times and Wyong District Advocate*, Tuesday 19<sup>th</sup> June 1951, page 1.

<sup>51</sup> *The Gosford Times and Wyong District Advocate*, Tuesday 17<sup>th</sup> November 1953, page 4.

<sup>52</sup> *The Gosford Times and Wyong District Advocate*, Thursday 16<sup>th</sup> July 1925, page 15.

<sup>53</sup> *The Gosford Times and Wyong District Advocate*, Thursday 16<sup>th</sup> July 1925, page 15.

<sup>54</sup> *The Gosford Times and Wyong District Advocate*, Thursday 1<sup>st</sup> December 1921, page 13.

own packing facility (Figure 45).<sup>55</sup> This plant is reported to have measured 40ft by 52ft and is described to have been:

*Splendidly situated, with a frontage to the main road for the delivery of fruit and a siding to be put in, connecting with the main railway line, so that fruit for market can be placed direct into the trucks, thus facilitating the work and cheapening the cost.*<sup>56</sup>



Figure 45 – Historic image of the first Gosford Packing House constructed in 1922 on the premises of the Gosford railway yard.

Source: *Sydney Mail* 1922, page 28.

By 1928 “a Mann Street corner lot, opposite [the] railway station” was listed for auction in August of 1928.<sup>57</sup> It is highly likely for this lot to have been the subject site and, as such, by 1932, local newspapers report efforts to open a “new washing and polishing plant...at the Gosford Packing House”.<sup>58</sup> In a report on the annual meeting of the plant’s shareholders from July of that year, the following comments were made:

*Negotiations were commenced at the beginning of the year for the installation of the latest washing and preservative plant. These negotiations were successful, and a plant constructed by Messrs. Richard Wildridge & Co. was installed. To date, the machine has not been purchased, and it is optional for the Society to either purchase the machine or retain it on a rental basis.*

The Society’s plans for this new plant were largely determined by a fire that, on June 4<sup>th</sup> 1934, almost totally destroyed the original Gosford Packing House located within the railway yard (Figure 46).<sup>59</sup> In the aftermath of the disaster, business activities appear to have transferred from the railway yard to the new premises located at the subject site, only returning to the former plant in September of that year.<sup>60</sup> By July 20 of the same year, the new premises opened, earning considerable attention from local newspaper on account of its “modern methods”.<sup>61</sup> One report from July 14<sup>th</sup> of that year reports:

<sup>55</sup> *Sydney Mail*, Wednesday 1<sup>st</sup> November 1922, page 28.

<sup>56</sup> *Sydney Mail*, Wednesday 1<sup>st</sup> November 1922, page 28.

<sup>57</sup> *The Gosford Times and Wyong District Advocate*, Thursday 9<sup>th</sup> August 1928, page 1.

<sup>58</sup> *The Gosford Times and Wyong District Advocate*, Thursday 21<sup>st</sup> July 1932, page 6.

*The Gosford Times and Wyong District Advocate*, Thursday 20<sup>th</sup> October 1932, page 2.

<sup>59</sup> *Newcastle Morning Herald and Miners’ Advocate*, Monday 4<sup>th</sup> June 1934, page 7.

<sup>60</sup> *The Gosford Times and Wyong District Advocate*, Thursday 23<sup>rd</sup> August 1934, page 1.

<sup>61</sup> *The Gosford Times and Wyong District Advocate*, Thursday 18<sup>th</sup> October 1934, page 4.



*On July 20 a modern fire-proof Packing Shed, partly two-storied, with machinery including some of the finest in [t]he Commonwealth, will again handle [produce]... the plant to be installed will comprise modern machinery of advanced type. The new washing and processing equipment will be of greater capacity and will embody improvements not hitherto introduced into Australia.<sup>62</sup>*

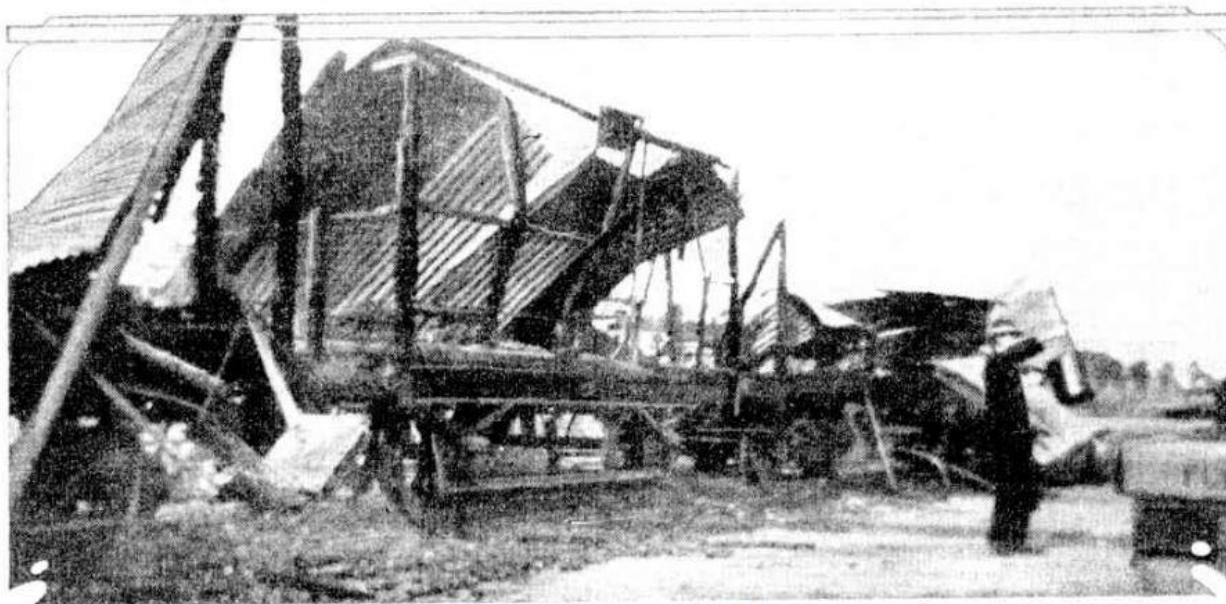


Figure 46 – Historic image of the Gosford Packing House after its destruction in a fire.

Source: *The Sydney Morning Herald*, 1934, page 12.

The Gosford Packing House continued to occupy the subject site until 1967, when the business transferred to Mangrove Mountain after several years spent exploring the possibility of establishing a rural, “co-operative packing shed”.<sup>63</sup>

According to the Heritage Strategy and Impact Statement for the site as prepared by John Oultram Heritage and Design (2010), the citrus Packing House dedicated considerable efforts to expanding operations during this time, purchasing several sites around the plant and even constructing an office space to the south of the warehouse.

---

<sup>62</sup> *The Gosford Times and Wyong District Advocate*, Thursday 14<sup>th</sup> June 1934, page 6.

<sup>63</sup> *Windsor and Richmond Gazette*, Wednesday 6<sup>th</sup> February 1963, page 4.

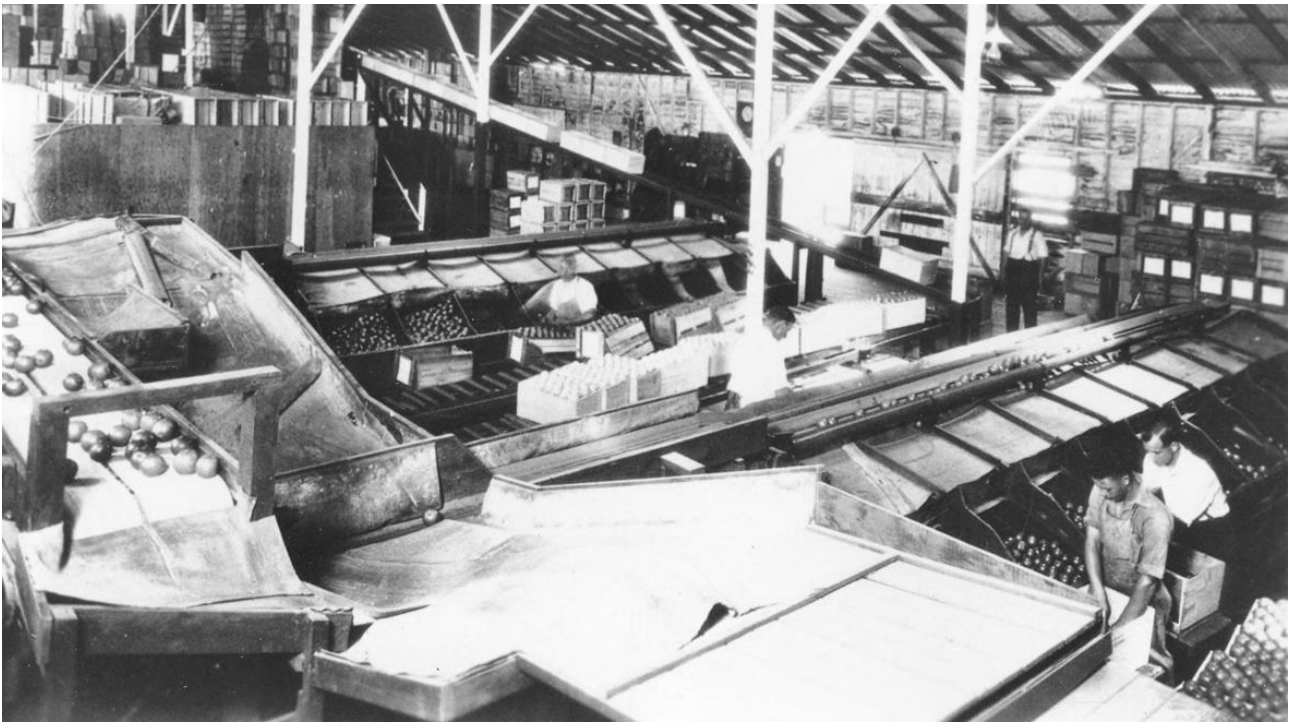


Figure 47 Interior of packing house opposite the subject site at 310 Mann Road.

Source: Central Coast Library



Figure 48 Workers from Gosford Packing House, pictured outside warehouse opposite subject site at 310 Mann Road.

Source: Central Coast Library

In 1940 the Gosford co-operative Citrus packing shed packed 96486 cases. With war production, the quantity packed grew exponentially. In 1941 154, 841 cases were packed. By 1944 this grew to 258554 cases, and at wars' end 331475 cases.

Jusfrute: Jusfrute commenced business at West Gosford in 1921, as Fruit and Vegetable By-products Ltd. Initially it was intended to produce and sell a range of citrus fragrances and perfumes.

The company was founded by Garnet Adcock, an engineer who developed an interest and practical knowledge of the manufacture of essential oils, cordials and flavourings as a soldier in France in WW1. The first consignment of lemon oil from the factory realised a price of £2/10/- per lb. in January 1922. Juicing machines, some of which were quite dangerous to employees, were installed.

Concentrates or essences for the soft drink trade were first marketed in 1925. The concentrates were well received and led to a boom in business for Jusfrute. By 1929, the perfumes that helped launch the company were forgotten. Jusfrute remained one of the local citrus growers' biggest customers for many years.

Advertisements from WW2 asked domestic customers to be patient while vitamin-packed products were sent to the fighting men.

Garnet Adcock died in December 1956. Keith Harris & Company took over Jusfrute in 1965. In 1982, the Jusfrute company was shut down due to lack of fruit.

Local Decline of the Citrus Industry: Following WW2 the local citrus industry continued, but not with the vigour of early years. Many growers were left with large numbers of grapefruit trees, grown to meet the US Pacific forces requirements during the war, but not popular in the local market.

The soils in the district could no longer support large scale citrus growing, and increasingly citrus gave way to poultry farming and other crops as a means to make ends meet.

Sungold and Gosford Packing House diversified their interests, increasing hardware, agricultural equipment and produce sales. Sungold even ran a drapery in Mann Street Gosford at one time.

Demand for land subdivision in the district was increasing in the 1960s. Transport to the district was improving, and commuting to Sydney became easier. Citrus farmers were aging, and for many the opportunity to sell up and get out came at the right time.

John Moore had citrus orchards on Maidens Brush road at Wyoming. In the early 1970s Landcom bought much of his farm for low-cost housing.

In the 1960s it was still possible to drive through the district and smell orange blossom everywhere. Stalls sold oranges, lemons, jams and marmalades.

Today comparatively little citrus is grown and packed in the district. Little of the infrastructure survives, however a colourful mural decorates the former Mitre 10 store in Mann Street North, which originally was a store section for the Gosford Packing House.

The below aerials depict the development of the site on Mann Street. By 1934 the main warehouse building along Mann Street had been constructed, with the offices, located on the corner of Mann Street and Beane Street constructed during the early 1940s. Figure 49 and Figure 51 show the warehouse and office buildings with the central portion between the two remaining undeveloped in the mid-1950s. By the mid-1960s the undeveloped portion had been infilled to create the current floorplate (Figure 52).

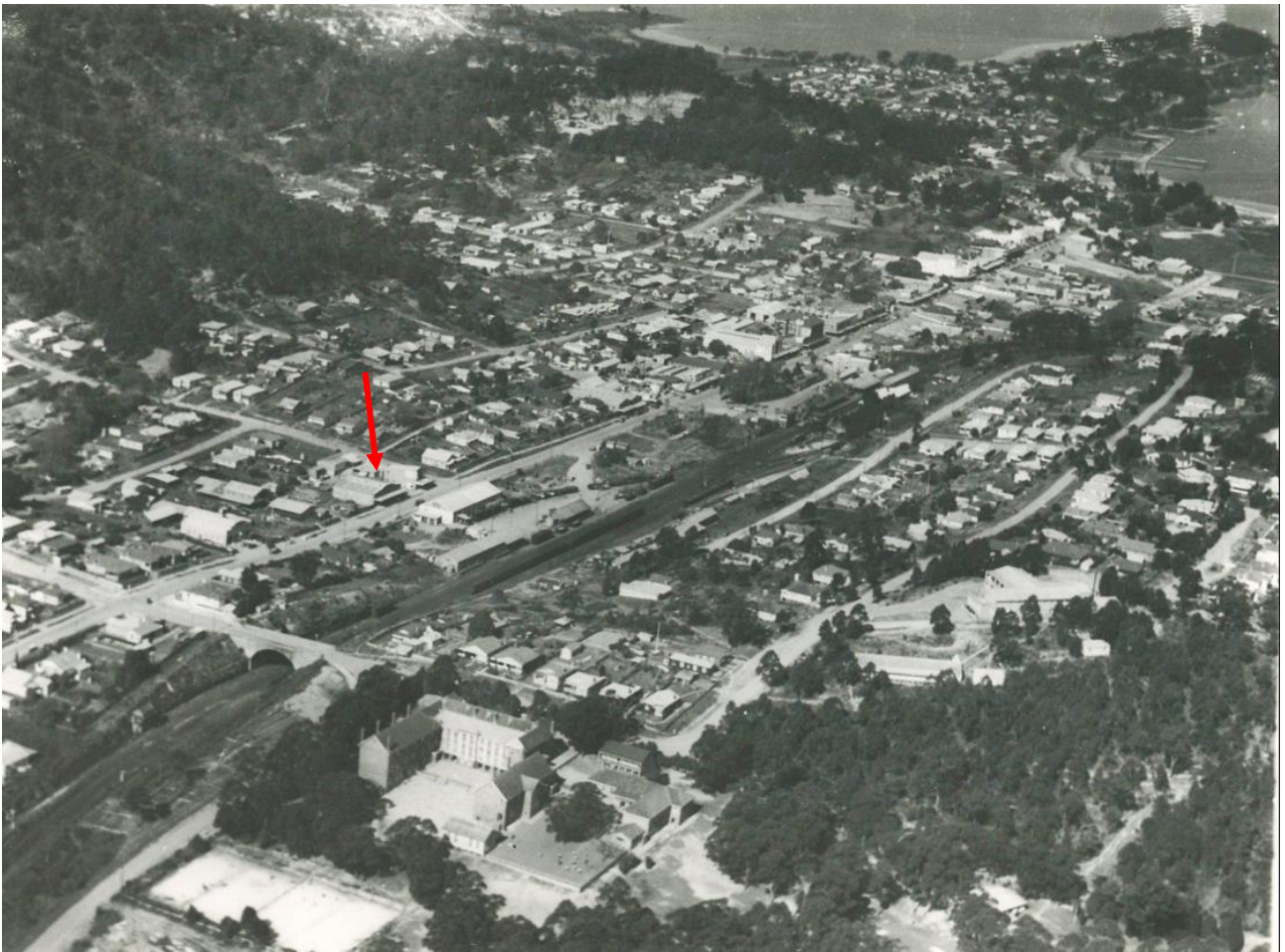


Figure 49 1953 aerial imagery of Gosford, subject site indicated.

Source: Central Coast Library

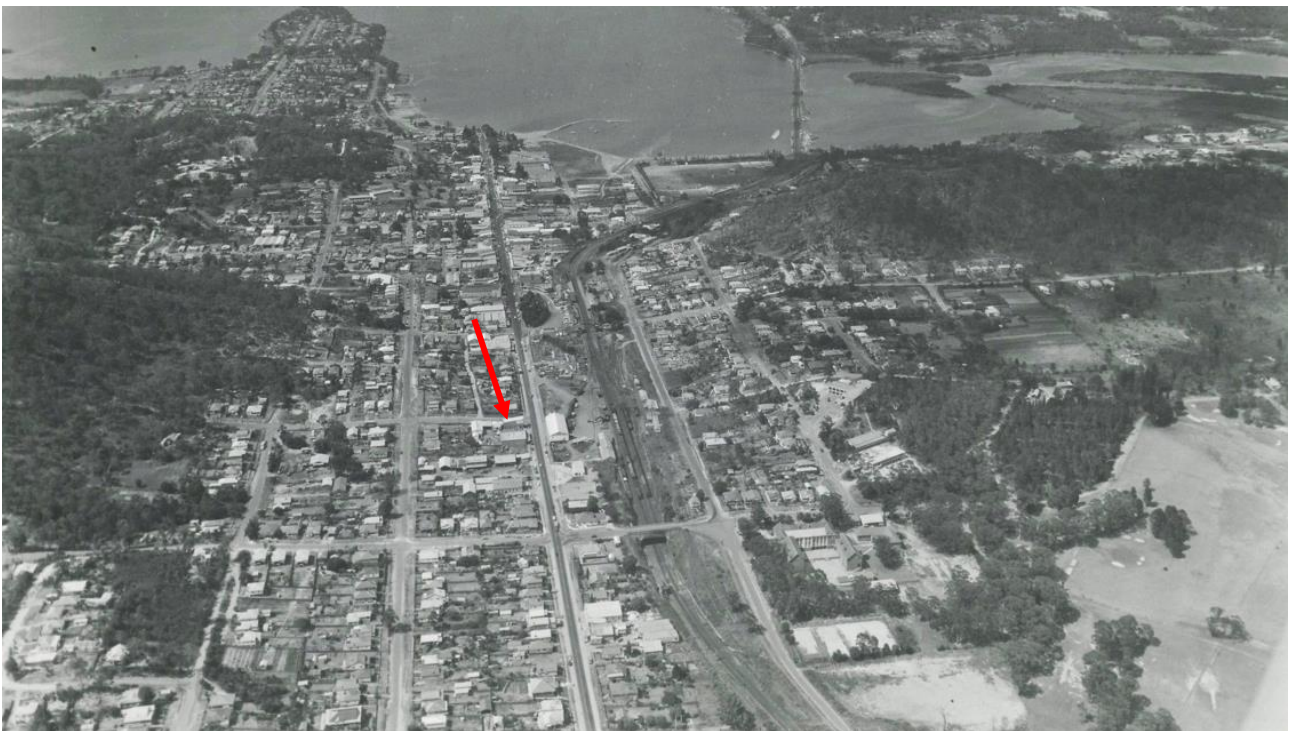


Figure 50 1953 aerial imagery of Gosford, subject site indicated.

Source: Central Coast Library



Figure 51 1954 aerial imagery of Gosford, subject site indicated.

Source: Central Coast Library



Figure 52 – Historical aerial of Gosford from 1964, showing the subject site and the levelling of the proposed office area for the Gosford Packing House prior to its construction.



Figure 53 – Historical aerial of Gosford from 1965, showing the subject site and the state of the Gosford Packing House's office construction by this time.

### 3.2.4. Late 20<sup>th</sup> Century

Significant works affecting the built environment across Lots 30-32 were undertaken during the late-20<sup>th</sup> Century. Historic aerials show three structures to the east of these land holdings remaining during the 1960s (Figure 52-Figure 53). By 1989, the subject site had been identified as a future location of a Mitre-10 Store. Local newspaper articles held by the Central Coast library detail the opening of the new store, “the bright new exterior is an attractive front to the merchandise inside. The range of items includes every conceivable hardware product and a menswear section, specialising in work clothes. There’s also a section covering all irrigation needs including pumps and diesel engines.”<sup>64</sup>

By 1990, these structures appear to have been amalgamated into a large warehouse-like space (Figure 56); however, the structure was eventually demolished and levelled in preparation for an on-site carpark, which appears to have been completed by, at least, 1994 (Figure 57, Figure 58). The Mitre 10 store is understood to have closed and vacated the site in 2010 and has remained in the same state since that time. In 2013, a mural has been painted on the exterior of the warehouse buildings by three local artists, which interprets the former use of the buildings and site and the broader citrus industry in Gosford (Figure 59). Artist and curator Gabrielle Somers created the mural with artists Russel Austin and Graeme Balchin. Somers was interviewed on the project upon its opening, “the history of this project was quite fascinating, and I worked with the community and former citrus industry representatives to prepare designs for the mural...The best this was being given original packing crate labels and stencils from former farmers, which we used in the mural. The response has been amazing...it seems that everybody has been touched by the Gosford citrus industry which is part of our heritage. Old farming families have come from all over Gosford, Kulnura, Kincumber and Terrigal to share their stories.”<sup>65</sup>

<sup>64</sup> New Image for Old Store, 1989, held by Central Coast Library.

<sup>65</sup> Mural Art Peels Back History, Geraldine Cardozo, Gosford Local Paper, held by Central Coast Library.

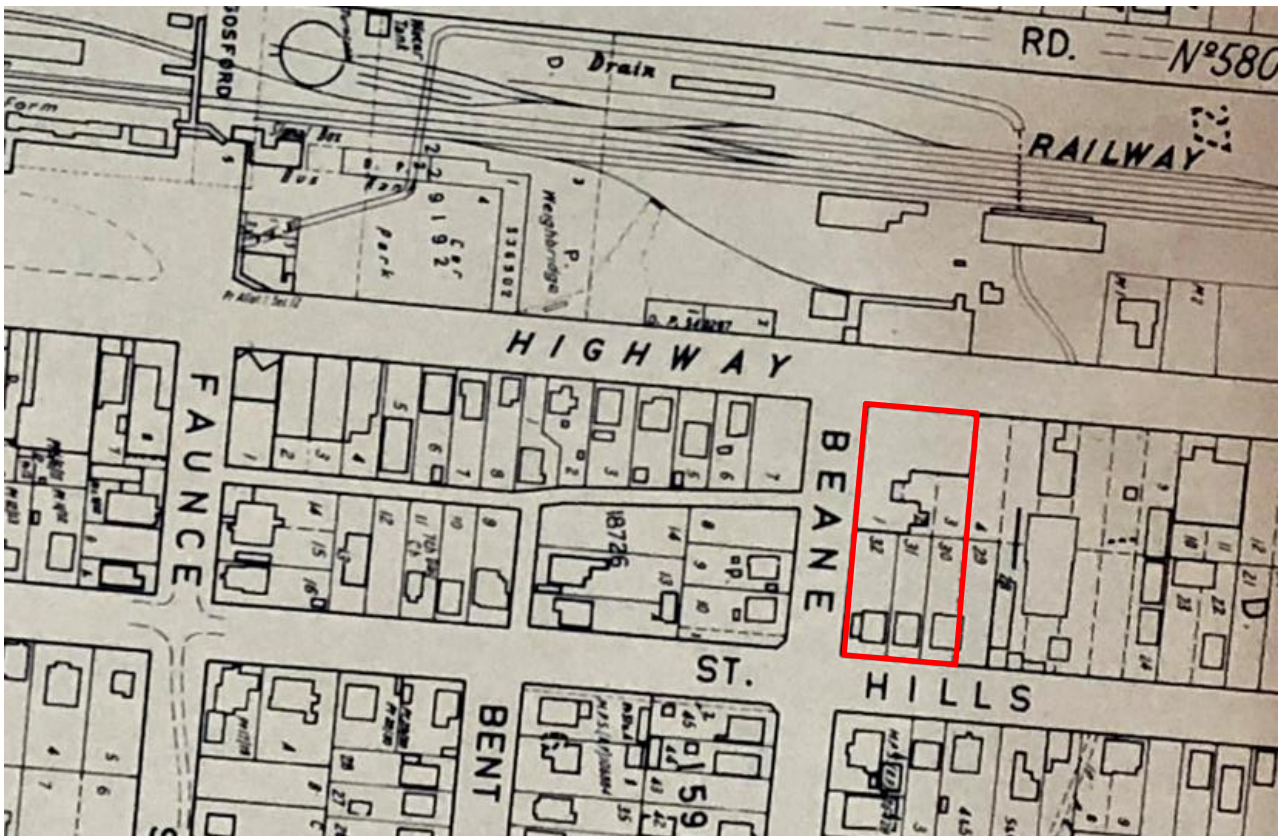


Figure 54 Extract from Gosford Special, c1964, Gosford Packing House site indicated in red.

Source: Central Coast Library



CENTRAL COAST EXPRESS, WEDNESDAY, MARCH 8, 1972

Figure 55 Gosford Packing House article from Central Coast Express, March 1972.

Source: Central Coast Library



Figure 56 1990 aerial imagery of Gosford, subject site indicated.



Figure 57 – Historical aerial of Gosford from 1994, showing the subject site including a large carpark spanning Lots 30-32.





Figure 58 – Historical aerial of Gosford from 2002, showing the subject site including a large carpark spanning Lots 30-32.



Figure 59 Extract from local newspaper featuring artists responsible for mural on exterior of warehouse buildings.

Source: Central Coast Library

### 3.3. DATES OF CONSTRUCTION

The subject site comprises several buildings dating from the early 1880s until the 1950s with various alterations and additions occurring during the later half of the 20<sup>th</sup> century until approximately 1989.

The earliest building on the site dates to 1881 and is identified as the Bakery. The original packing house is located at the centre of the Mann Street elevation and dates to 1934. The office suites located on the corner of Mann Street and Beane Street extend over ground and first floor and date to the 1940s.



Figure 60 Dates of Construction mapped.

Source: Reproduced from Heritage Impact Statement prepared by John Oultram 2010.

## 4. HERITAGE SIGNIFICANCE

### 4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise the heritage values of a place – why it is important and why a statutory listing was made to protect these values.

### 4.2. HERITAGE LISTING

A portion of the subject site is a listed item of local heritage under Part 1 Heritage Items, of *State Environmental Planning Policy (Precincts – Regional) 2021* as follows:

- *Mitre 10 store*, 299-309 Mann Street Gosford, Lots 1 and 2, Section 1, DP 1591; Lot 1, DP 911164; Lot 1 DP 911163, item no. 43.

The subject site is not associated with any identified heritage conservation areas. It is, however, located in proximity to the following local heritage item:

- *Steps of former private hospital*, 297 Mann Street Gosford, Lot 7 DP 18726, item no. 320.



Figure 61 Extract from NSW Planning Portal, subject site indicated.

Source: NSW Planning Portal 2022

## 4.3. SIGNIFICANCE ASSESSMENT

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local. The following assessment of heritage significance has been prepared in accordance with the 'Assessing Heritage Significance' guides.

Table 8 Assessment of Heritage Significance

Criteria	Significance Assessment
<p><b>A – Historical Significance</b></p> <p><i>An item is important in the course or pattern of the local area's cultural or natural history.</i></p>	<p>The subject site comprises a collection of buildings dating to various periods from the early 1880s to the late twentieth century. Prior to use of the building as a Mitre 10 Store, the site operated as the Gosford Cooperative Citrus Packing House from the 1920s until 1989.</p> <p>The most significant sections of the site reflect the history Gosford's Citrus industry and the use of the site as a packing house and other associated uses by the Gosford Cooperative Citrus Packing House.</p> <p>The primary built elements of remaining historical significance include the 'bakery' (1881), the 'packing house' (1934) and the 'offices' (1940s). The subject site has been subject to major modifications and any historical significance is no longer adequately reflected through its built form.</p> <p>The subject site is reflective of the continued development of orcharding and the Gosford citrus industry throughout the 20th century. Notwithstanding this, the subject site does not warrant heritage listing as an individual item of significance under Criterion A.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>▪ shows evidence of a significant human activity <input type="checkbox"/></li> <li>▪ is associated with a significant activity or historical phase <input type="checkbox"/></li> <li>▪ maintains or shows the continuity of a historical process or activity <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>▪ has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/></li> <li>▪ provides evidence of activities or processes that are of dubious historical importance <input checked="" type="checkbox"/></li> <li>▪ has been so altered that it can no longer provide evidence of a particular association <input checked="" type="checkbox"/></li> </ul>
<p><b>B – Associative Significance</b></p> <p><i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i></p>	<p>The subject site is associated with the fruit distribution industry of Gosford, the origins of which date to the early 20<sup>th</sup> century. The site is broadly associated with the early development of Gosford as part of the Crown Grant awarded to Henry Crause in 1858.</p> <p>The subject site maintains some significance in its associations with primary industry and the continued</p>

	<p>success of citrus fruit production in Gosford, while associations with Crown Grants are incidental. The subject site was converted to a hardware store during the late 20<sup>th</sup> century and since its closure in 2010 the building has remained vacant. The site is so heavily altered, associations with the fruit packing industry are no longer understood or appreciated.</p> <p>As such, the subject site is not considered to meet the requisite threshold for individual heritage listing under Criterion B.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>▪ shows evidence of a significant human occupation <input type="checkbox"/></li> <li>▪ is associated with a significant event, person, or group of persons <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>▪ has incidental or unsubstantiated connections with historically important people or events <input checked="" type="checkbox"/></li> <li>▪ provides evidence of people or events that are of dubious historical importance <input type="checkbox"/></li> <li>▪ has been so altered that it can no longer provide evidence of a particular association <input checked="" type="checkbox"/></li> </ul>
<p><b>C – Aesthetic Significance</b></p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	<p>The subject site retains several period elements including key components of the Mann Street elevation, specifically the two storey Post War style brick façade towards the corner of Mann Street and Beane Street, the single storey Inter War brick façade and curved, stepped parapet at the northern end of the Mann Street elevation and the utilitarian, former bakery, and later Seed Store.</p> <p>The façade elements are aesthetically compromised such that they are no longer reflective of the style or period in which they were constructed. The former bakery and later Seed Store, while one of the most intact historical elements on the site, is utilitarian in design and does not represent well, the key characteristics of a particular building style or type.</p> <p>The site does not demonstrate a high degree of creative or technical achievement and are not known to have been designed by any prominent architects of the period. Any landmark qualities or aesthetic appeal has been more than temporarily degraded.</p> <p>The subject site does not warrant individual heritage listing under Criterion C.</p>
<p><u>Guidelines for Inclusion</u></p>	<p><u>Guidelines for Exclusion</u></p>

<ul style="list-style-type: none"> <li>▪ shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/></li> <li>▪ is the inspiration for a creative or technical innovation or achievement <input type="checkbox"/></li> <li>▪ is aesthetically distinctive <input type="checkbox"/></li> <li>▪ has landmark qualities <input type="checkbox"/></li> <li>▪ exemplifies a particular taste, style or technology <input type="checkbox"/></li> </ul>	<ul style="list-style-type: none"> <li>▪ is not a major work by an important designer or artist <input checked="" type="checkbox"/></li> <li>▪ has lost its design or technical integrity <input checked="" type="checkbox"/></li> <li>▪ its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input checked="" type="checkbox"/></li> <li>▪ has only a loose association with a creative or technical achievement <input checked="" type="checkbox"/></li> </ul>
<p><b>D – Social Significance</b></p> <p><i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p>	<p>The subject site has been occupied by warehousing since the late 19<sup>th</sup> century. The building functioned as a fruit packing and distribution centre during the 20<sup>th</sup> century and was converted to a hardware store in the 1980s. Since the hardware store’s closure in 2010 the building has been vacant. There are no known significant social associations with the subject property.</p> <p>The subject site does not meet the requisite threshold for heritage listing under Criterion D.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>▪ is important for its associations with an identifiable group <input type="checkbox"/></li> <li>▪ is important to a community’s sense of place <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>▪ is only important to the community for amenity reasons <input type="checkbox"/></li> <li>▪ is retained only in preference to a proposed alternative <input checked="" type="checkbox"/></li> </ul>
<p><b>E – Research Potential</b></p> <p><i>An item has potential to yield information that will contribute to an understanding of the local area’s cultural or natural history.</i></p>	<p>The subject site comprises a large hardstand area to the rear and a collection of warehouse buildings along Mann Street and Beane Street. The buildings date to varying periods. The buildings do not employ rare or technically innovative features.</p> <p>It is beyond the scope of this report to assess the archaeological potential of the site.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>▪ has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/></li> <li>▪ is an important benchmark or reference site or type <input type="checkbox"/></li> <li>▪ provides evidence of past human cultures that is unavailable elsewhere <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>▪ the knowledge gained would be irrelevant to research on science, human history or culture <input type="checkbox"/></li> <li>▪ has little archaeological or research potential <input type="checkbox"/></li> <li>▪ only contains information that is readily available from other resources or archaeological sites <input type="checkbox"/></li> </ul>

<p><b>F – Rarity</b></p> <p><i>An item possesses uncommon, rare or endangered aspects of the local area’s cultural or natural history.</i></p>	<p>The buildings on the site are not unique and do not possess uncommon or endangered characteristics. Key period features of buildings dating to the 1880s, 1930s and 1940 are more than temporarily degraded and no longer represent the period or style in which they were constructed. The subject site cannot be considered rare or endangered in this context.</p> <p>The subject site does not meet the requisite threshold for individual heritage listing under Criterion F.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>▪ provides evidence of a defunct custom, way of life or process <input type="checkbox"/></li> <li>▪ demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/></li> <li>▪ shows unusually accurate evidence of a significant human activity <input type="checkbox"/></li> <li>▪ is the only example of its type <input type="checkbox"/></li> <li>▪ demonstrates designs or techniques of exceptional interest <input type="checkbox"/></li> <li>▪ shows rare evidence of a significant human activity important to a community <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>▪ is not rare <input checked="" type="checkbox"/></li> <li>▪ is numerous but under threat <input type="checkbox"/></li> </ul>
<p><b>G – Representative</b></p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area’s):</i></p> <ul style="list-style-type: none"> <li>▪ <i>cultural or natural places; or</i></li> <li>▪ <i>cultural or natural environments.</i></li> </ul>	<p>The buildings on the subject site have been extensively modified. They retain isolated period elements, limited to the Mann Street façade. These include the double storey face-brick Post War Deco style façade at the corner of Mann Street and Beane Street and the Inter War face-brick arched parapet at the northern end of the Mann Street elevation. The above elements have been modified, are generally in poor condition, and no longer represent well the key characteristics of their era or type. While the scale, form and distinctive architectural profiles of the buildings remain interpreted, they are not considered sound expressions of Inter War or Post Warehousing.</p> <p>The subject site is not considered to meet the requisite threshold for heritage listing under Criterion G.</p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ is a fine example of its type <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>▪ is a poor example of its type <input checked="" type="checkbox"/></li> </ul>



<ul style="list-style-type: none"> <li>▪ has the principal characteristics of an important class or group of items <input type="checkbox"/></li> <li>▪ has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/></li> <li>▪ is a significant variation to a class of items <input type="checkbox"/></li> <li>▪ is part of a group which collectively illustrates a representative type <input type="checkbox"/></li> <li>▪ is outstanding because of its setting, condition or size <input type="checkbox"/></li> <li>▪ is outstanding because of its integrity or the esteem in which it is held <input type="checkbox"/></li> </ul>	<ul style="list-style-type: none"> <li>▪ does not include or has lost the range of characteristics of a type <input checked="" type="checkbox"/></li> <li>▪ does not represent well the characteristics that make up a significant variation of a type <input checked="" type="checkbox"/></li> </ul>
---	---

## 4.4. STATEMENT OF SIGNIFICANCE

### 4.4.1. Established Statement of Significance

The following statement of significance has been extracted from the Heritage Impact Strategy and Impact Statement prepared for the site in 2010 by John Oultram.

*The subject site is occupied by a group of buildings of various periods and styles. The oldest building on the site is a simple utilitarian structure dating to 1881, which formerly operated as a bakery and later a Seed Store associated with the Mitre 10 retailer. The former packing house, (1934) and offices, (1940) were associated with the Gosford Cooperative Citrus Packing House which operated out of the site from the 1920's until 1989. All buildings on the site have been heavily altered, with limited original fabric remaining<sup>66</sup>.*

Urbis concurs with this assessment, however, have proposed an updated statement of significance below.

### 4.4.2. Proposed Statement of Significance

The subject site comprises a group of dilapidated buildings which date to various periods and styles including a small, utilitarian building (1881), the former packing house (warehouse building, 1934), and offices (1940). The former packing house and offices were historically associated with the Gosford Cooperative Citrus Packing House, which operated on the site from the 1920s until 1989. In recent history, the site operated as a hardware retailer. The buildings have been vacant since the closure of the store and are considerably altered and in poor condition. The buildings are no longer representative of the style or era in which they were constructed. The significance of 307 Mann Street is vested in the intangible aspects of the site, relating to the Gosford citrus industry.

<sup>66</sup> Heritage Impact Strategy and Statement, Mitre 10 Store 307 Mann Street, Gosford John Oultram Heritage & Design, 2010.

## 5. IMPACT ASSESSMENT

Below, the potential impact of the proposal is assessed against the applicable heritage-related statutory and non-statutory planning controls which relate to the site and the proposed development.

### 5.1. STATUTORY CONTROLS

#### 5.1.1. State Environmental Planning Policy (Precincts – Regional) 2021

The table below provides an assessment of the proposal against the relevant provision for heritage conservation as found in the *State Environmental Planning Policy (Precincts – Regional) 2021*.

Table 9 Assessment against the *State Environmental Planning Policy (Precincts – Regional) 2021*

Clause	Response
<p><b>(1) Objectives</b></p> <p><i>The objectives of this clause are as follows:</i></p> <p>(a) <i>to conserve the environmental heritage of the City of Gosford,</i></p> <p>(b) <i>to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</i></p> <p>(c) <i>to conserve archaeological sites,</i></p> <p>(d) <i>to conserve Aboriginal objects and Aboriginal places of heritage significance</i></p>	<p>The assessment carried out in this HIS indicates the proposed redevelopment of the site, including proposed interpretation devices would better conserve and promote the heritage significance of the site for future generations. The subject site comprises a compromised warehouse complex which no longer reflects the historical significance of the Gosford Packing House. Interpretation of the site's history is considered to be a more accessible means of understanding and appreciating the significance of the site and allows maximum exposure as a locally significant item within Gosford. The proposed approach is assessed to be a positive heritage outcome in continuing historical narratives of the site for the benefit of broader Gosford.</p>
<p><b>(2) Requirement for consent</b></p> <p><i>Development consent is required for any of the following:</i></p> <p>(a) <i>demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</i></p> <p>(i) <i>a heritage item,</i></p> <p>(ii) <i>an Aboriginal object,</i></p> <p>(iii) <i>a building, work, relic or tree within a heritage conservation area,</i></p> <p>(b) <i>altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</i></p> <p>(c) <i>disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a</i></p>	<p>This HIS has been prepared to assess the impact of the proposed development on the significance of <i>Mitre 10 store, 299-309 Mann Street Gosford</i>, item no. 43 under <i>State Environmental Planning Policy (Precincts – Regional) 2021</i>. This HIS has been prepared to accompany State Significant Development Application SSD-47749715.</p> <p>Consent is required for the works. The proposal involves demolition of the existing warehouse building located on the site which is no longer considered to be of heritage significance for its built form. This HIS proposes and explores options for historical interpretation as part of the redevelopment of the site.</p>

Clause	Response
<p><i>relic being discovered, exposed, moved, damaged or destroyed,</i></p> <p><i>(d) disturbing or excavating an Aboriginal place of heritage significance,</i></p> <p><i>(e) erecting a building on land:</i></p> <p><i>(i) on which a heritage item is located or that is within a heritage conservation area, or</i></p> <p><i>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</i></p> <p><i>(f) subdividing land:</i></p> <p><i>(i) on which a heritage item is located or that is within a heritage conservation area, or</i></p> <p><i>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</i></p>	
<p><b>(4) Effect of proposed development on heritage significance</b></p> <p><i>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i></p>	<p>This HIS has been prepared to allow the consent authority to ascertain the degree to which the proposal would impact the significance of the subject site as a local item of significance under the Precincts Regional SEPP 2021.</p> <p>The proposal includes demolition of heritage item <i>Mitre 10 store, 299-309 Mann Street Gosford</i>, item no. 43 to facilitate redevelopment of the site as a new university campus associated with the University of Newcastle.</p> <p>The historical significance of the site is not vested in the remaining heritage fabric. Retention of the existing built form is not considered a practical or accessible means of conserving and promoting the intangible heritage aspects of the site. It is proposed to include interpretive devices as part of the design for the new university campus that reflect the historical significance of the site as the Gosford Packing House, as an integral part of the citrus industry in Gosford.</p>
<p><b>(5) Heritage assessment</b></p> <p><i>The consent authority may, before granting consent to any development:</i></p> <p><i>(a) on land on which a heritage item is located, or</i></p> <p><i>(b) on land that is within a heritage conservation area, or</i></p> <p><i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</i></p> <p><i>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.</i></p>	<p>The assessment carried out in this report finds the proposal would generate an increased appreciation and understanding of the heritage significance of the site by implementing a robust heritage interpretation strategy as part of the proposed university development.</p> <p>Future interpretation will be developed as part of detailed design and will be considered as part of a public art</p>

Clause	Response
	strategy for the site, and or wayfinding as part of the new university campus.

## 5.2. GOSFORD CITY CENTRE DEVELOPMENT CONTROL PLAN 2018

The table below assesses the proposal against the relevant objective and provisions for heritage conservation as found in the *Gosford City Centre Development Control Plan 2018*.

Table 10 Assessment against the *Gosford City Centre Development Control Plan 2018*

Provision	Response
<p><b>6.2 Key Site 1 299-305 Mann Street (former Mitre 10 site)</b></p> <p>1. <i>This is a key site due to its size and proximity to Gosford Railway Station and offers significant and unique urban renewal opportunities afforded by its heritage significance. Accordingly, this site must be subject to a master planning process to ensure holistic consideration of urban design issues.</i></p>	<p>The proposal revitalises an underutilised site in a key strategic location within Gosford, by delivering a new university campus associated with the University of Newcastle. The new campus will be located in proximity to other large public institutions and services and will afford the area significant urban renewal and improvement. The proposed development provides a considered educational precinct that responds effectively to the opportunities and constraints of the existing built environment.</p>
<p>2. <i>Any re-development of the site is to include heritage studies to explore opportunities to incorporate heritage elements within the design of the development. Should re-development result in demolition, all options should be explored prior to demolition, including retention (or partial retention) of the front facade or part of the front façade.</i></p>	<p>The proposal seeks demolition of the existing heritage fabric remaining on the site which includes a dis-used dilapidated warehouse building. The building has been vacant for several years in recent history and is generally in poor condition. Architectural features of the building have been more than temporarily degraded and are no longer considered good expressions or examples of the style and era in which they were constructed.</p> <p>Additionally, the historical significance of the site is not vested in the built form of the aforementioned warehouse building. The significance of the site is assessed to be largely related to the intangible narratives and local knowledge and understanding of the site as part of the Gosford Packing House, and development of the citrus industry in Gosford (c.1930-1967).</p> <p>Remaining heritage fabric as part of the warehouse building is not considered a good representation of the site's local historical significance. Furthermore, removal of the heritage item does not inhibit the conservation of intangible heritage aspects for future generations. As part of future detailed design, a robust Heritage Interpretation Strategy should be developed as part of the new design for the university campus. Various interpretation mediums for the site have been explored in Section 5.3 of this HIS, including the potential salvaging of bricks for</p>

Provision	Response
<p>3. Any re-development should also provide a significant new public open space integrated on site, as the site has the potential for both significant development opportunities and a significant new public open space in the City North. Any new public open space provided on site must:</p>	<p>incorporation into new landscaping or campus design. Given the condition of the warehouse building, salvage of original bricks was assessed to be a practical and accessible means of retaining and incorporating remnant heritage fabric.</p>
<p>a. be located on Mann Street and span the entire street frontage;</p>	<p>The proposed development comprises a large scale educational facility (university campus) associated with University of Newcastle. The proposed building envelope for the corner of Mann Street and Beane Street spans the entire frontage of Mann Street, ensuring a critically under activated section of Mann Street is effectively utilised as part of the renewal of the site.</p>
<p>b. be publicly accessible 24 hours a day;</p>	<p>The nature of a university campus is such that it remains open and publicly accessible at all times. The development will generate street activity along Mann and Beane Street frontages and revitalise surrounding streetscapes in the vicinity.</p>
<p>c. include deep soil planting with large trees;</p>	<p>Indicative landscape plans included in the Concept Design Report prepared by Lyons depicts proposed setbacks along the Mann Street and Beane Street frontages which accommodate large tree plantings and landscaping to deliver a high quality public street interface. The proposed established tree canopy enhances a sense of place and connection to Gosford community as well as dramatically improving the visual quality of the streetscape. Landscape concept and design has been undertaken by McGregor Coxall landscape architects.</p>
<p>d. be designed by a suitably qualified landscape Architect;</p>	
<p>g. include a heritage interpretation and public art strategy that reflects the heritage significance of part of the site.</p>	<p>This HIS recommends a robust Heritage Interpretation Strategy be implemented as part of the new design for the university campus to reflect the historical significance of the site as part of the local history surrounding the Gosford Packing House and the citrus industry in Gosford. This HIS includes and explores various mediums for interpretation that may be suitable within a university campus. This HIS confirms there is opportunity to design interpretation in line with a future public art strategy and or wayfinding. It is recommended interpretation be considered as part of a public art strategy for the site to replace the existing mural that will</p>
<p>4. Any development that integrates a significant new public open space in accordance with Principle 2 and 3, and reflects the heritage significance of the site, may be considered for opportunities to gain additional height.</p>	

Provision	Response
	be lost as a result of demolition works. Interpretation is further discussed in Section 5.3 of this report.

## 5.3. SEARS RESPONSE

The following section of this HIS responds directly to the SEARs requirements as outlined below:

Table 11 SEARs

Issue & Assessment Requirements	Documentation
<p>20. <i>Environmental Heritage - Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.</i></p>	<ul style="list-style-type: none"> <li>▪ Statement of Heritage Impact</li> <li>▪ Historical Archaeological Impact Assessment (provided as a separate report)</li> </ul>

Additional assessment requirements were also included as part of the Industry Specific SEARs, including additional requirements for Environmental Heritage, as follows:

*Explore opportunities to retain and incorporate heritage elements of the local heritage item onsite within the design of the development.*

### 5.3.1. Heritage Interpretation

All future interpretation should be designed in consultation with the Gosford CBD Heritage Interpretation Strategy prepared by Sue Hodges Productions 2019.

#### 5.3.1.1. Audience Analysis & Stakeholders

Interpretation aims to reveal meanings and connections to place. To effectively achieve this, interpretation is predicated on identifying audiences and using appropriate media. It is important to identify specific audiences so that interpretation responds to the audience needs and takes into consideration literacy levels, accessibility, gender, ethnicity, and age. Accessible interpretation of historic themes and values associated with a site ensures these values of the site in general are appreciated by the occupants of the new development and wider community. Stakeholder engagement should inform the future Interpretation Strategy. Stakeholders may include but are not limited to Central Coast Council, local community groups, relevant bodies to inform Indigenous Interpretation elements and any key personnel within such groups that may have significant vested interest in the development and implementation of Interpretation on the site.

The subject site will be used as a University Campus, predominantly used by staff and students as well as visitors and will be accessible to members of the public. The University Campus will be highly activated with opportunities for pedestrian engagement throughout the site. As a University Campus the site will host various audiences which may into the following categories:

- Students and staff,
- Visitors and guests,
- Members of the public,
- Special interest groups,
- Local community members,
- Passers-by and users of surrounding businesses.

The nature of a University Campus ensures there will be high levels of pedestrian activity across the site. Additionally, the site is in close proximity to major public institutions and infrastructure including hospitals, and transport hubs as well as National Parks and local reserves. The proposed development and immediate surrounding streetscape will therefore likely encourage a broad audience base. Interpretation content may be implemented through a variety of mediums, across various settings. Potential mediums are further discussed below.

### 5.3.1.2. Potential Heritage Themes

Detailed themes and content should be developed as part of a full interpretation strategy. However, based on the acknowledged significance of the item the below themes are recommended as a guide:

- Theme 1 – Aboriginal History
- Theme 2 – History of the place as a Cordial Factory between 1895-c.1930.
- Theme 3 – History of the place as Gosford Packing House between c.1930-1967 and the Gosford Citrus Industry

### 5.3.1.3. Types of Interpretation

The following subheadings contain a range of suggested interpretative media that can be further explored as part of a future Heritage Interpretation Strategy for the site.

#### Interpretative Signage

Interpretive signage can take a variety of different forms and materiality and may feature text, images, drawings or digitally rendered images. Signage is particularly useful to interpret the history of a site and it is recommended that interpretation focus on explaining elements of the history and significance of the place which is not readily apparent.

Interpretative signage must be designed with consideration for durability, appropriateness of location and installation methods and ease of maintenance. It is important to consider the location of signage to ensure equitable access for all potential users of the place. Signage should not be visually or otherwise intrusive and should not detract from, but should add to, the understanding of the significance of the place.

Interpretive signage can take the form of small plaques or markers attached to walls, free standing or can be embedded into flooring and wall surfaces. Interpretive signage may also form part of the wayfinding strategy for the site. Examples of interpretive signage are included below (Figure 62 - Figure 67).



Figure 62 Example of pedestal signage located within landscaping.

Source: Designed by Urbis



Figure 63 Example of small heritage marker with text and imagery.

Source: Designed by Nutshell

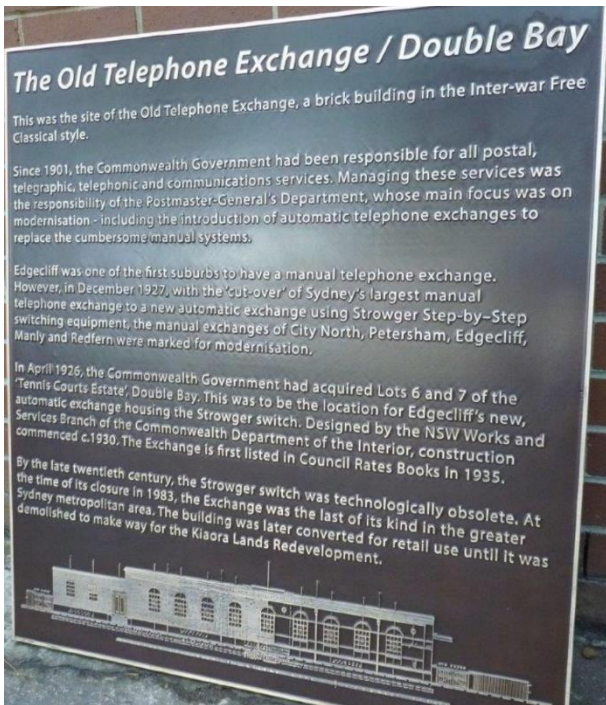


Figure 64 Metal interpretation panel including text and imagery at Double Bay.

Source: Urbis



Figure 65 Glass interpretation panel including text and imagery at terraces on Abercrombie Street

Source: Urbis



Figure 66 Example of interpretation signage, Ballast Point Park.

Source: Photography by Urbis



Figure 67 Historic timeline interpretation signage at Maine Medical Centre.

Source: Welch Design

## Public Art

Public Art is a rich and evocative interpretive tool which adds to the aesthetic and cultural character of a place. For the subject site, a public art strategy may be considered as an opportunity to interpret the original setting of the site and the relationship between the local indigenous community and the land.

A public art strategy should be site specific in its interpretation. Artworks should be custom designed for the space and ensure content is intrinsically linked with the site and its surroundings. A future public art strategy may incorporate but is not limited to the themes outlined in this report. Public art is to be developed as part of future detailed design in conjunction with a cohesive interpretation strategy and wayfinding. An existing mural is featured on the exterior of the warehouse building which interprets the local history of the Gosford Packing House and citrus industry. The mural will be lost as part of the new development, and it is recommended a new public art piece is incorporated into the design of the new campus.





Figure 68 “Halo” by Jennifer Turpin and Michaelie Crawford – installed in the Main Park, Central Park.

Source: City of Sydney, <http://www.cityartsydney.com.au/artwork/halo/>



Figure 69 Existing mural featuring citrus on exterior of warehouse building.



Figure 70 Existing mural depicting history of Gosford Packing House.

### Built form

“Every built form is a system of connecting links. Architecture, in this context is the application of a number of spatial and temporal metaphors projected from bodily based experiences.”<sup>67</sup>

Built form interpretation refers to the treatment of the built form (existing and adaptively reused buildings, new structures, and streetscape elements) to interpret the site's significant values. A built form interpretive strategy is generally a more subtle response which emphasises and complements more overt interpretive media (signage and other obvious media). Built form interpretation can be used to interpret specific events,

<sup>67</sup> Snodgrass and Coyne, page 201.

uses, former structures and subdivision patterns, as well as cultural uses and activities including those associated with social welfare and religious communities.

The architectural and historical significance of the site should be interpreted through built form interpretation devices where appropriate. Dry-pressed bricks of the early buildings of the site have been recommended for salvage and reuse as part of the new landscape and campus design. Built form interpretation can include conservation of existing and significant fabric. It can also include interpretative reconstruction based on documentary evidence. These elements should be located within public domain areas to maximise accessibility. There is opportunity to review location and design during detailed design in conjunction with wayfinding and other interpretation signage.



Figure 71 Engraved brick wall located at Central Park, bricks engraved with residents names who previously lived on this street.

Source: Urbis



Figure 72 In-ground markers in Darling Quarter, Sydney.

Source: Deuce Design



Figure 73 Sandblasted text into paver.

Source: Deuce Designs

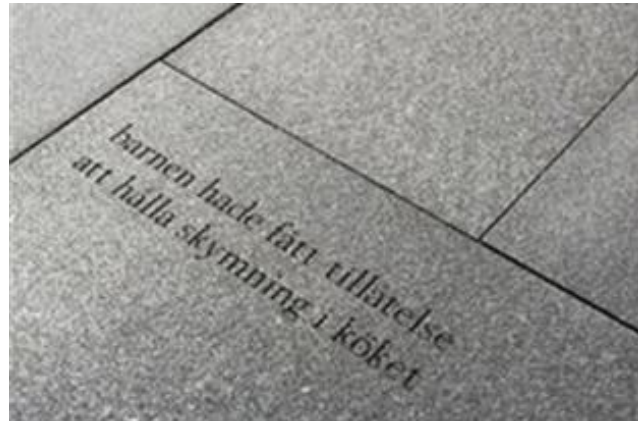


Figure 74 Text etched into paver.

Source: Hornsbergs Strandpark

## Landscaping

Landscape design presents opportunities to interpret the historical context of the site through selection of specific plantings. These may be implemented through interior and exterior landscaping and may be considered in conjunction with the design of various outdoor amenities including shelters, seating elements, gathering spaces and landscaped pathways. The site's history as a fruit packing house may be interpreted through specific citrus plantings which could be further expressed in functional amenities such as fruit inspired seating, shelters and/or other landscape elements.



Figure 75 Example of fruit inspired seating at Olympic Park.

Source: Deuce Designs



Figure 76 Example of fruit inspired seating at Olympic Park.

Source Deuce Designs

## Digital Media

There is opportunity to include historical information on the University of Newcastle website, maximising audience potential. Digital interpretation can also be used to expand on narratives associated with the site's less tangible themes and values. Digital media may include historical information and images about how the site was used, specific functions across the site, highlight items of importance, or profile former workers. The website may also include interactive tours of the site and advertise any upcoming events that may interest the public. Given the site's proposed use as a university, there is opportunity to integrate digital interpretation into existing digital infrastructure, for example as part of campus wide screen savers.

Digital media may be complemented by associated signage, plaques or other interpretive devices employed throughout the campus. Physical interpretive devices can also be used as a platform to advertise the existence of further information online or in a digital format.

### 5.3.2. Interpretation Principles

With consideration for the heritage values of the subject site, the following principles for heritage interpretation should be considered as part of the redevelopment of the site:

- Dry-pressed bricks should be salvaged and utilised in the landscape or campus design as physical reference to the buildings proposed to be demolished.
- Interpretation should be considered strategically, with consideration for future uses, ongoing maintenance of interpretive media, public access (external) and amenity issues and ordinance compliance.
- Interpretation should adopt 'best practice' methods to deliver key themes and messages that connect places to stories, using methods and techniques that are relevant to place, are engaging and respond to the target audiences.
- Interpretation should address tangible and intangible evidence and values including Aboriginal cultural heritage values, historical archaeology, buildings and structures, natural and cultural landscape and the people associated with the place.
- Interpretation measures should be meaningful, robust, creative and ambitious to appropriately reflect and celebrate the significance of the place.
- The Interpretation Strategy has the opportunity to be prepared with direct reference to future Public Art Strategies planned for the site. Future Public Art may be influenced or enhanced by the themes outlined above.
- Interpretation of the heritage values of the place should acknowledge and incorporate all aspects of the site's history including the site's important Aboriginal cultural heritage values. Interpretation should be incorporated which meaningfully recognises and celebrates the rich cultural history and contribution of Australia's Aboriginal heritage.

- Historical archaeological remains if discovered and if assessed to contribute to the significance of the place, should be retained in situ where possible or interpreted appropriately under the guidance of a qualified heritage consultant and archaeologist.
- The on-going responsibility for, and management (including maintenance) of interpretation should be considered in the methods and techniques identified and selected to enhance the understanding of the natural and cultural heritage values of the place.

### 5.3.3. Maintenance of Interpretation Elements

It is recommended that the maintenance of the interpretation elements be incorporated into the general maintenance schedule for the landscaping and general upkeep of the building. This will ensure the interpretation elements are maintained and enhances longevity.

As stated above, all interpretation elements should be manufactured in good quality materials to ensure durability however, costs for general upkeep and maintenance of the interpretation media must be incorporated into future management of the site.

## 5.4. HERITAGE NSW GUIDELINES

The proposed works are addressed in relation to relevant questions posed in Heritage NSW's (former Heritage Office/Heritage Division) 'Statement of Heritage Impact' guidelines.

Table 12 Heritage NSW Guidelines

Clause	Discussion
The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:	<p>The subject site comprises a former warehouse building. The building has been substantially altered and is generally in poor condition. The significance of the site is therefore no longer represented by or reflected in existing remnant fabric. Redevelopment of the subject site provides an opportunity to capture the local significance of the site through interpretive devices which may include salvage and reuse of remnant materials including bricks, signage, public art, landscaping and/or digital media devices.</p> <p>This is considered an appropriate means of reflecting the heritage significance within the site for future generations, whilst facilitating improved use of the site in line with future development goals of Gosford.</p>
The following aspects of the proposal could detrimentally impact on heritage significance.	The proposal seeks demolition of the subject heritage item to facilitate redevelopment of the site as a university campus.
The reasons are explained as well as the measures to be taken to minimise impacts:	Removal of the heritage item does not inhibit conservation, understanding or appreciation of the heritage significance of the site for future generations.
The following sympathetic solutions have been considered and discounted for the following reasons:	The significance of the heritage item is no longer represented by existing built form and may be more effectively reflected through interpretive devices across the new university campus, examples of which have been included and outlined in this HIS.

Clause	Discussion
	<p>Interpretation mediums may include but are not limited to:</p> <ul style="list-style-type: none"> <li>▪ interpretation signage,</li> <li>▪ incorporation of interpretation into a public art strategy or wayfinding,</li> <li>▪ interpretation through built form, including brick or paving inlays,</li> <li>▪ interpretation through landscaping; and/or</li> <li>▪ interpretation through digital media.</li> </ul> <p>Interpretation should be undertaken as part of future detailed design.</p>
<p><b>Demolition of a building or structure</b></p> <p>Have all options for retention and adaptive re-use been explored?</p> <p>Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?</p> <p>Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?</p> <p>Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?</p>	<p>The proposal seeks to demolish the Former Mitre 10 Store. Remaining heritage fabric is of limited heritage significance and is generally compromised. Opportunities for adaptive re-use as part of the proposed university campus are of little utility and would not effectively represent the former use or historical significance of the site.</p> <p>The former Mitre 10 Store building has been substantially modified such that it no longer effectively represents the style or era in which it was constructed. Additionally, the significance of the site is not reflected in the architecture of the building. Removal of the building does not prohibit ongoing appreciation or understanding of the site's significance which may be interpreted through various mediums across the site and will be developed as part of future detailed design.</p> <p>Interpretation of the site's history through various devices allows for a more functional and accessible understanding of the site's significance. This may include salvage and re-use of remnant materials from the existing such as bricks.</p>
<p><b>Change of use</b></p> <p>Has the advice of a heritage consultant or structural engineer been sought?</p> <p>Has the consultant's advice been implemented? If not, why not?</p>	<p>It is proposed to redevelop the subject site as a university campus. The historical use of the site as a Cordial Factory and Ice works and later as the Gosford Packing House is an integral part of the site's significance, however, is no longer effectively represented by the remaining built form. The site operated as a Mitre 10 Hardware Store from 1898-2010 and has remained vacant since the closure of the store. Given the varied and inconsistent uses of the site, redevelopment of 299-</p>

Clause	Discussion
<p>Does the existing use contribute to the significance of the heritage item?</p> <p>Why does the use need to be changed?</p> <p>What changes to the fabric are required as a result of the change of use?</p> <p>What changes to the site are required as a result of the change of use?</p>	<p>309 Mann Street as a major educational institution is an appropriate future use of the site in line with the progression and development of Gosford. Change of use does not inhibit the ability to capture the site's historical uses. Appreciation and understanding of the site's historical uses may be effectively captured through various interpretive devices across the proposed campus, delivering a practical and accessible means of understanding the significance of the site, whilst facilitating more appropriate use and redevelopment of the broader site.</p>

## 6. CONCLUSION AND RECOMMENDATIONS

An assessment of the proposed development for the site has been undertaken in Section 5 of this report. The assessment contained in this HIS concludes the following:

- The surrounding streetscape is critically under activated and underutilised. The subject site is identified as a key site under the Gosford City Centre DCP 2018 due to its size and proximity to Gosford Railway Station. The proposal facilitates urban renewal in line with the future development of Gosford.
- The heritage significance of the site is not vested in the remaining built form located on the site. Rather, it is associated with the less tangible themes of the site, specifically the history of the Gosford Packing House and the citrus industry of Gosford.
- The warehouse buildings located on the site date from the early 1880s to the 1960s and have had various uses of dubious importance over their history including a bakery, office suites and most recently a hardware store. The buildings have been vacant since the recent closure of the Mitre 10 store in 2010.
- The warehouse buildings have been highly modified and no longer representative of the style or era in which they were constructed.
- The removal of the heritage item does not inhibit the conservation, appreciation or understanding of the heritage significance associated with the site. The proposed development offers a unique opportunity to capture intangible aspects of the site through a comprehensive Heritage Interpretation Strategy, public art and or wayfinding.
- The heritage significance of the site can therefore be integrated into the new design of the university campus in a more practical and accessible means.
- Various forms of potential interpretation suitable for a university campus setting have been explored in Section 5 this HIS, including salvage of remnant material (bricks) for re-use as part of future landscaping and a range of interpretive devices including interpretative signage, public art, landscaping and digital media devices.
- The proposed development will have no impact on vicinity item no. 320 located opposite the subject site along Mann Street south off Beane Street. The vicinity item is a set of stairs relating to the former private hospital. There will be no impact to the visual of physical curtilage of the stairs as a result of the proposed development.

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective having regard to the proposed recommendations below.

### RECOMMENDATIONS

- Prior to the issue of a Construction Certificate a Photographic Archival Recording should be undertaken of the place and must be prepared in accordance with the NSW OEH Heritage Division's Guidelines for 'Photographic Recording of Heritage Items Using Film or Digital Capture'.
- A Heritage Interpretation Strategy should be prepared for the site by a suitably qualified heritage consultant as a condition of the DA consent. The Heritage Interpretation Strategy should identify significant themes and narratives for interpretation, as well as identifying locations, media, and indicative content for interpretation. Interpretation should be developed throughout detailed design and construction phases in conjunction with the project architect and other specialists as required.
- A salvage methodology should be prepared by a suitably qualified heritage consultant to guide and manage the salvage of bricks for potential re-use as part of the new university campus design.

# 7. BIBLIOGRAPHY AND REFERENCES

## 7.1. BIBLIOGRAPHY

NSW Department of Finance and Services, Spatial Services, available at: <<https://maps.six.nsw.gov.au/>>

Google Maps 2020, Aerial view of subject site, available at:  
<<http://maps.google.com.au/maps?hl=en&tab=wl>>.

## 7.2. REFERENCES

Apperly, R., Irving, R. and Reynolds, P. (eds) 2002, A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present, Angus and Robertson, Pymble.

Australia ICOMOS 1999, The Burra Charter: 2013 The Australia ICOMOS Charter for Places of Cultural Significance, Australia ICOMOS, Burwood.

Heritage Office and Department of Urban Affairs & Planning 1996, NSW Heritage Manual, Heritage Office and Department of Urban Affairs & Planning (NSW), Sydney.

Heritage Office 2001, Assessing Heritage Significance, Heritage Office, Parramatta.

*[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]*



# DISCLAIMER

This report is dated 15 December 2022 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of INSERT (**Instructing Party**) for the purpose of INSERT (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.