



LSJ Heritage Planning & Architecture

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Former Police Station & Residence, 4 Punt Road, Emu Plains

Proposed Adaptive Reuse

STATEMENT OF HERITAGE IMPACT

Prepared for: Penrith City Council

30th September 2020

Introduction

This Statement of Heritage Impact (SOHI) provides an analysis of a proposal to make alterations and additions to the former Police Station and Residence at 4 Punt Road, Emu Plains. The report was prepared by Sean Johnson (see attached CV). Research for this report was based on the *Former Police Station & Residence Conservation Management Plan (CMP)* by LSJ, February 2020. The site was last inspected by Sean Johnson on 18th August 2020. This report follows generally the methodology recommended by the NSW Heritage Office in *Statement of Heritage Impact (Revised 2002)*.



Figure 1: Location Map

(Source: Sydney Street Directory, [REDACTED])



Figure 2 Aerial view of the subject property (outlined in orange) and the immediate locality. The real property definition of the place is Lot 7038, DP 94188. Source: SixMaps, 2020

Description & History

The Former Police Station and Residence is a four-bedroom, timber framed weatherboard cottage constructed in 1908. It was initially used as a Police Station and Residence for the Emu Plains Police until c1921, after which time the building was used as a single residence. The property is currently vacant. Refer to the full history and physical description provided in the CMP.



Figure 3 The Police Cottage seen from the north-east



Figure 4 East Elevation of Cottage

Significance Assessment

The assessment of the significance of a place requires an evaluation of the fabric, uses, associations and meanings relating to the place, leading to detailed statement of significance.

Assessment Criteria

NSW heritage assessment criteria, as set out in *Heritage Assessments* encompasses seven types of significance as detailed below:

- Criterion (a) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (b) An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or in local area).
- Criterion (d) An item has strong or special association with a particular community or cultural group in NSW (or local area) for social, cultural or spiritual reasons.
- Criterion (e) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (f) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (g) An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or environments (or a class of the local area's cultural or natural places or environments).

The NSW Heritage Office recommends that all criteria be referred to when assessing an item's significance, even though only complex items will be significant under all criteria. Places should be

compared with similar items of local and/or state significance in order to fully assess their heritage significance.

Statement of Significance (from CMP)

Criterion (a) Historical Significance

The former Emu Plains Police Station and Residence is of historical significance on a local level for being the first and only purpose-built police station and residence in Emu Plains, that functioned as such from 1908 to 1921.

The oldest surviving planting at the site is the old Kurrajong (*Brachychiton populneus*) that is shown with a substantial canopy by 1943 probably making it an early 20th century introduction. The line of four Jacarandas (*Jacaranda mimosifolia*) south of the Kurrajong appear to be early Council plantings (early 1950s?) along the top of the levee bank.

The timber post and netted wire fence along the eastern and southern sides of the place represent important components of earlier part of the 20th century and enhance the older character of the site. The timber posts show signs of being worked with an adze – a detail that is becoming more uncommon within a city context.

The place is also of historical significance for being the former site of the Punt House for the punt and ferry crossing over the Nepean River, part of the important transport route along the Great Western Highway linking Sydney and the Blue Mountains, first established in the early 1800s and continuing until the construction of Victoria Bridge in 1867.

The siting of the Punt House, followed by the Police Station and Residence, at the intersection of the Great Western Highway and Punt Road, on the western bank of the Nepean River at the site of the original river crossing, is an indication of the historical, strategic importance of the immediate locality.

The place meets the criteria for Historical Significance on a Local level.

Criterion (b) Historical Associational Significance

The former Emu Plains Police Station and Residence is historically associated with the Government Architect's Branch of NSW, and the Government Architect Walter Liberty Vernon and assistant architect E.L. Drew, who designed and constructed the building in 1908.

The place is also historically associated with First Class Constable Samuel McLean (1868-1950), who was the Constable who lived and worked at the Emu Plains Police Station and Residence for the period the place functioned as a police station (1908-1921).

The place meets the criteria for Historical Associational Significance on a Local level.

Criterion (c) Aesthetic Significance

Constructed in 1908 to designs by the Government Architect's Branch, the Emu Plains Police Station and Residence is of aesthetic significance on a local level, as a simple, well executed and substantially intact, weatherboard cottage in the Queen Anne Revival/Federation style that exhibits stylistic detailing particular to Walter Liberty Vernon, Government Architect. Distinctive details include the louvred gablet vents, the sash windows with multi paned upper sashes, the location of the main entry on the side (east) elevation rather than the street frontage and the bold moulded timber brackets to the front and rear verandahs.

The weatherboard, double privy located in the rear garden of the place is also of aesthetic significance, being an interesting and evocative structure (albeit in poor condition), with similar detailing to the main building, in the Queen Anne Revival/Federation style.

The place meets the criteria for Aesthetic Significance on a Local level.

Criterion (d) Social Significance

The former Emu Plains Police Station and Residence is of social significance as the former police station for Emu Plains, for its aesthetic significance and for the history of the site as the location of the

former Punt House. The place would be of interest to local historical groups and others interested in the local history of Emu Plains, historical archaeology and the history of the NSW Police Service. The mix of values exhibited at the place, coupled with the significant history of the site, makes the place important to the local community's sense of place and this is indicated by the local listing for the place.

The place meets the criteria for Social Significance on a Local level.

Criterion (e) Research Potential

As a purpose-built Police Station and Residence, designed by the Government Architect's Branch, the place has some potential to yield further information about the design and construction of early 20th century police stations, as well as the functioning of the NSW Police Service in small regional communities, in this same period.

Archaeological investigation of the Punt House archaeological remains, as well as the original alignment of Punt Road, and the archaeological remains of the former gates and office have the potential to yield information about the formation of the village of Emu Plains and the history of the early punt/ferry crossing of the Nepean River.

The place meets the criteria for Research Potential on a Local level.

Criterion (f) Rarity

The former Emu Plains Police Station and Residence, being one of a substantial number of similar buildings designed and constructed by the Government Architect's Branch throughout the early 20th century across regional NSW, is not considered to be rare.

Being the location of the former Punt House associated with the original punt and ferry crossing over the Nepean River, linking Sydney to the Blue Mountains via the Great Western Highway (the Western Road), makes the site rare. As it does not appear that any other archaeological sites associated with Punt Houses have been listed as items of heritage significance it is possible that the archaeological remains associated with this Punt House could possess rarity values.

The place meets the criteria for Rarity on a Local level.

Criterion (g) Representativeness

The former Emu Plains Police Station and Residence is representative of the functioning of the NSW Police Service throughout the 19th century through to the mid 20th century, where the police station was a secondary function within a dwelling and police presence was not overtly on display in public buildings.

The place is also representative of the work of the Government Architect's Branch under the auspices of Government Architect Walter Liberty Vernon, who introduced the Queen Anne Revival/Federation style into public architecture, adapted domestic architecture to suit public services and adapted public buildings to suit the climate and existing character of the regional or rural towns in which they were constructed. All of these aspects of the work of Vernon are found in the former Emu Plains Police Station and Residence.

The place meets the criteria for Representativeness on a Local level.

Summary Statement of Significance

The former Police Station and Residence is of historical significance on a local level for being the purpose-built police station and residence for Emu Plains, and for forming part of the historical development of the locality of Emu Plains. Constructed in 1908 to designs by the Government Architects Branch, the place has aesthetic significance as a simple, well executed and substantially intact, weatherboard cottage in the Queen Anne Revival/Federation style that exhibits stylistic detailing particular to Walter Liberty Vernon, Government Architect. Together with the weatherboard privy, remnant post and wire fencing, mature tree plantings and its siting on the bank of the Nepean River, the place has an evocative early 20th century landscaped rural character.

The history of the site as the location of the former Punt House associated with the punt/ferry crossing over the Nepean River established in the early 19th century is also of significance and there is high

potential for historical archaeological remains to survive across the site, which may have rarity values.

The location of the Punt House and the alignment of Punt Road (with associated former tollgate and office), followed by the Police Station and Residence, at the intersection of the Great Western Highway and Punt Road, on the western bank of the Nepean River at the site of the original river crossing, is an indication of the historical, strategic importance of the immediate locality.

Significance Ranking of Components

Some components of the place are of more significance than others. The following plans give a ranking that may facilitate planning decisions.

Grades of Significance

- High
- Moderate
- Little
- Intrusive

Note: This diagram shows indicative grades of significance for some of the principal components of the place. Overall levels of significance for the components reflect their contribution to the significance of the Place as a whole. This diagram should not be relied on as the basis for the ongoing care and management of the fabric, as individual elements, may be of higher (or lower) significance.

For the gradings of significance of the individual components of the former Emu Plains Police Station and Residence refer to the fabric survey.

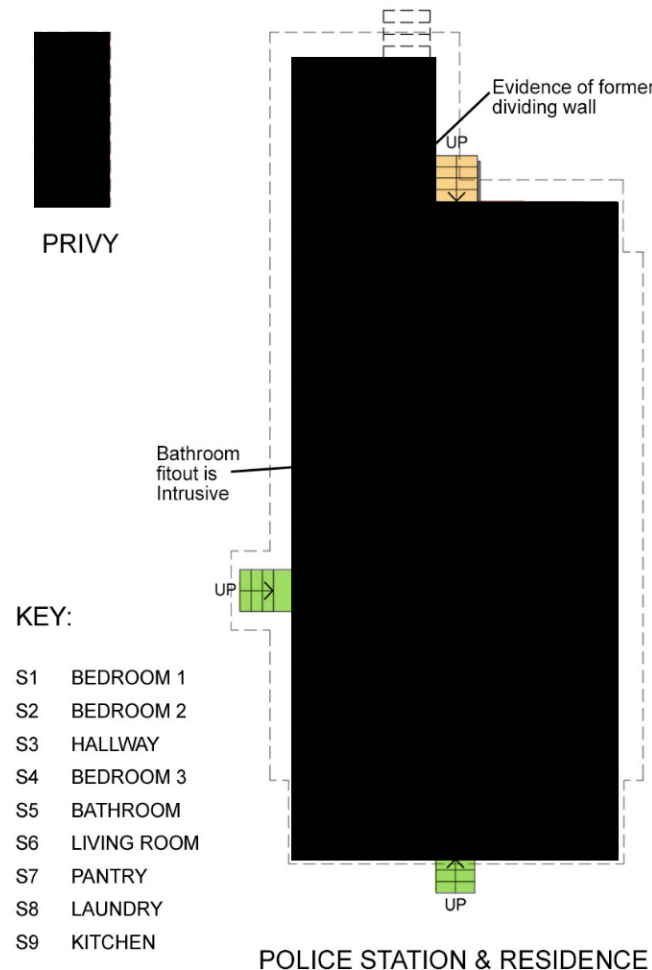


Figure 5 Floor plans of Emu Police Station and Residence and Privy showing indicative gradings of significance.

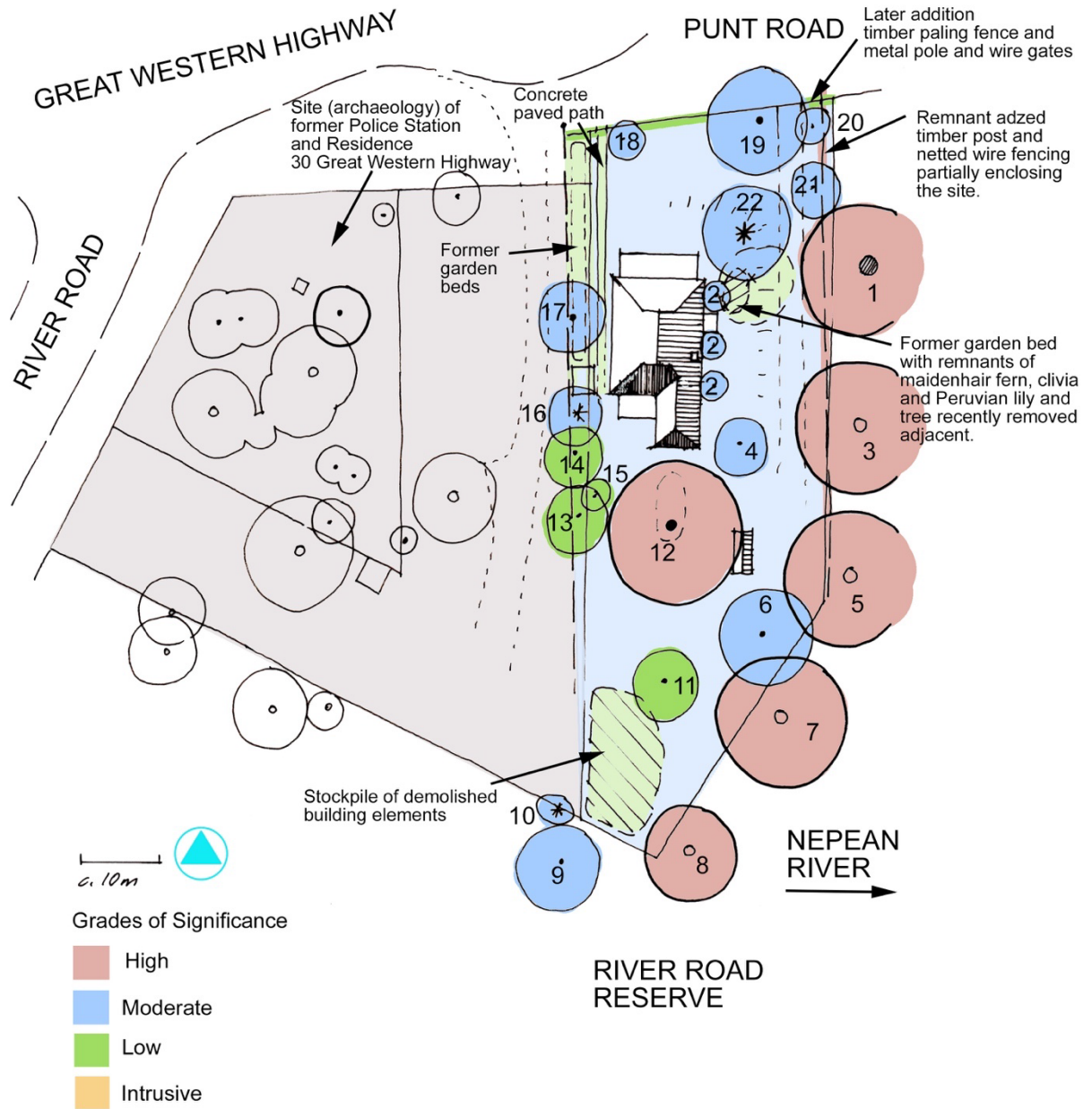


Figure 6 Site Plan indicating grades of significance for vegetation and landscape features. Prepared by Geoffrey Britton, 2020

Heritage Status

Statutory Heritage Constraints

Local Environment Plan (LEP), Penrith Council

The Former Police Station and Residence, 4 Punt Road, Emu Plains is included in Schedule 5 of the Penrith LEP 2010 as a heritage item.

The Former Police Station and Residence, 4 Punt Road, Emu Plains is not located in a Conservation Area included in Schedule 5 of the Penrith LEP 2010.

Under the *Environmental Planning and Assessment Act (1979)*, local councils are required to identify and manage heritage items in their areas. They do this by means of local heritage studies and heritage schedules within LEPs.

Standard heritage provisions in LEPs require that councils must consider heritage issues when assessing development applications to listed items. Development refers to alterations, additions and demolition, damage to, defacement, or moving of heritage items and may also refer to development in the vicinity of a heritage item, and development affecting relics, identified and potential Aboriginal and archaeological deposits, trees and landscape items.

LEPs also designate ‘conservation areas’ within local council areas. While buildings within conservation areas do not usually have the same statutory protection as individual items, local councils are still obliged to consider heritage issues when assessing development applications for places within such areas.

Local councils can usually require the submission of heritage impact statements and in some cases can require the submission of conservation management plans with development applications for LEP-listed items and places located within conservation areas.

Development Control Plans (DCPs) prepared by local councils may also contain heritage planning policies which councils endeavour to implement within their boundaries.

Interior Heritage

The heritage provisions contained under Clause 5.10 of the NSW Planning Department’s *Standard Instrument- Principal Local Environmental Plan (LEP)*, requires development consent only for changes to the exterior of a heritage item, internal structural changes or for making changes to anything inside that is listed in Schedule 5 (Environmental Heritage) of the LEP in relation to the item. Some councils have adopted the Standard Instrument in their LEP thus reducing their ability to consider proposed non-structural internal changes when assessing an application unless the interiors are specifically listed.

As many listed heritage items have significant interiors, some local councils may include a description of significant internal features and details as part of an item’s individual listing in their LEPs, thus increasing their ability to consider proposed internal changes when assessing an application unless the interiors are specifically listed.

The *Penrith LEP 2010* includes the Planning NSW’s Standard Instrument in relation to Heritage assessment. The *Penrith LEP 2010* has not identified interior features or fittings as part of its statutory listing.

Non-inclusion of interior features and details as part of the significance of a place does not imply, they are of no cultural significance. They may have as yet unrecognised cultural significance, or non-inclusion reflects administrative policy, inactivity or lack of resources.

Historical Archaeology

Although the Former Police Station and Residence, 4 Punt Road, Emu Plains is not an identified archaeological site, because of the history of the site, discovery of relics during intervention is considered to be highly likely.

Under Clause 5.10 of the *Penrith Local Environmental Plan 2010* the following provisions apply for identified archaeological sites:

Cl. 5.10 (7) Archaeological sites *The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies)—*

(a) *notify the Heritage Council of its intention to grant consent, and*

(b) *take into consideration any response received from the Heritage Council within 28 days after the notice is sent.*

Regional Environment Plans (REP), NSW Department of Planning (DoP)

The Former Police Station and Residence, 4 Punt Road, Emu Plains is not included in Schedule 1 of the Sydney Regional Environmental Plan No. 20 (REP 20) – Hawkesbury-Nepean River

State Heritage Register (SHR), NSW Heritage Council

The Former Police Station and Residence, 4 Punt Road, Emu Plains is not listed on the State Heritage Register.

Heritage Status of Items in the Immediate Vicinity

There are a number of locally and state listed heritage items in the immediate vicinity of the subject property. While many are not necessarily directly linked to the former police station residence, their heritage significance is to some extent informed by their setting, namely, their relationship with the Nepean River, River Road Reserve and Regatta Park. Heritage items in the vicinity of the subject property should be considered when designing changes to the subject property and surrounding landscaped areas.

Nearby heritage items are listed in Table 5.1 and shown in Figure 5.2 below.

Table 5. 1: Heritage items in the immediate vicinity of 4 Punt Road, Emu Plains

No.	Item Name and Address	Listing
1	Rowing Course, Nepean River	Local Item, Schedule 5 of <i>Penrith LEP 2010</i> No. 148
2	Victoria Bridge, Great Western Highway, Emu Plains	Local Item, Schedule 5 of <i>Penrith LEP 2010</i> No. 146 State Heritage Register SHR No. 01950 Roads and Maritime Services S170 Register Schedule 1 of <i>SREP No. 20 Hawkesbury-Nepean River</i>
3	Railway bridge, Nepean River	Local Item, Schedule 5 of <i>Penrith LEP 2010</i> No. 668
4	Ferry Crossing, Punt Road, Nepean River	Local Item, Schedule 5 of <i>Penrith LEP 2010</i> No. 147
5	“Emu Hall,” dwelling, outbuildings and trees, 2-26 Great Western Highway (Lot 2, DP 614436)	Local Item, Schedule 5 of <i>Penrith LEP 2010</i> No. 51

No.	Item Name and Address	Listing
6	Police Station (former), 30 Great Western Highway (Lot 8, DP 228204)	Archaeological Site, Schedule 5 of <i>Penrith LEP 2010</i> No. A53 Department of Planning and Infrastructure (formerly DUAP) S170 Register
7	International Style house and garden, 10 River Road (Lot B, DP 33205)	Local Item, Schedule 5 of <i>Penrith LEP 2010</i> No. 666
8	Union Inn (former) and trees, 36-42 Great Western Highway (Part Lots 1 and 2, DP 342116)	Local Item, Schedule 5 of <i>Penrith LEP 2010</i> No. 63



Figure 7 Aerial view identifying heritage items in the immediate vicinity of the subject property. Source: SixMaps

The Proposal

Documents Describing the Proposal

The proposed works are described in the following documents:

Detail Survey River Road Park Emu Plains 2750, G R Hawkes & Associates, dated 4.02.20

Drawings by LSJ Architects No: 124010/10, 11, 12, 13, 14, 15, 16, 18 & 19

Statement of Environmental Effects, by LSJ Architects dated September 2020.

Summary of Proposal

The proposal aims to impose the minimum physical changes on the original cottage while allowing it to function in its proposed new use as a restaurant/ café.

It is expected that most patrons will approach the building from the front, from Punt Road or the pedestrian bridge over the river. They would be able to enter either via the original ‘front door’ which

is situated on the eastern side elevation, or via the front verandah through French doors giving onto Room 1. Staff need to be able to see and greet new arrivals, so we propose to position the bar/ cafe in Room 4 (originally a bedroom but converted into a bathroom in the mid or late 20th century) and make openings in the east-west walls to allow surveillance of the entry points.

The bottom sash of the double hung window in Room 4 will be raised to allow a servery to operate onto the new deck area serving take-away food and coffee. We propose to add a retractable canvas awning over this window.

Rooms 2 & 3 are kept in their original configuration as separate spaces for private functions or for secluded general seating.

Some accessible and general car parking will be provided in Regatta Park on the adjoining allotment to the south of the site. This will be accessed via a gravelled driveway from the main Regatta Park carpark leading to a turning circle for service vehicles. The exact route of this driveway and the number and disposition of car spaces are under consideration as part of the Regatta Park landscape design. However, it is an assumption of the proposal that vehicular access will be available from the south-west. Accordingly a brick path is proposed leading to a timber and steel ramp allowing wheelchair users and others to reach the deck and main entrance.



Figure 8 Cottage from south-west

An accessible w.c. and cold store are proposed in a modern lean-to addition to the rear wing. People using the ramped entry route will pass the accessible w.c. on the way and thus become aware of its location. Male and female toilets will also be provided in the restored weatherboard privy at the rear of the site.

Commercial kitchens have stringent requirements for internal finishes and functional operation. We propose to locate the new kitchen in the space which housed the original kitchen and laundry, as this area is less intact and requires more repair than the rest of the cottage. In order to conform to health regulations, the internal boarded linings would need to be covered with new impervious linings in this area.

The washing-up area is proposed to be housed in the back verandah which will be restored and have a glazed enclosure inserted into it. Wash basins and fittings will be ranged along the new glass exterior wall while the original weatherboard cladding of the cottage's rear wall will be left exposed on the other two sides of the washing-up area which will be used only for circulation. Joints between timber boards will be sealed with a flexible sealer in this area to avoid any open crevices.

At some point in the past, the kitchen chimney was removed, and a fibre cement panel inserted in the area once occupied by the brick chimneybreast. We propose to replace this panel with an external

door in order to allow food to be delivered to the deck area. This arrangement allows the required circular flow between delivery of food and return of used dishes.

The main new addition is the large outdoor timber deck area as required by the brief. We have positioned this on the eastern side of the building facing the river but located towards the rear of the cottage to preserve the original appearance of the cottage to the depth of the front room. The southern half of the deck has a modern roof structure with a retractable roof covering and portable heating/cooling devices.

Refuse bins and deliveries are accommodated at the south-western corner of the building where a path enters from the service road which is part of the new Regatta Park design.

Assessment Methodology

An appropriate assessment methodology is to consider the details of the proposal and to compare them with the recommendations of a properly prepared Conservation Management Plan (CMP) in order to determine whether any aspect of the proposal is not in accordance with the recommended policies.

In this case a Conservation Management Plan (CMP) was prepared by LSJ Architects in February 2020 and will be used for this assessment.

Assessment

In this assessment aspects of the proposal will be compared to the Conservation Policies as follows:

Proposal: New openings in internal walls of rooms 1 & 4

Impact: The partial removal of original internal walls will have some heritage impact on the cottage which has hitherto remained intact. The CMP rates these internal walls as of High significance. Conservation Policy 24 states that fabric graded 'High' should be conserved 'Except where alteration or removal is essential for continuing historical use connected with residential and/or police station uses or essential for the maintenance of the place.' However, these incisions are the minimum considered necessary for adaptive reuse by the council's food and beverage consultants. For the café/restaurant to be viable, it is important that staff are able to monitor patrons entering and leaving the premises. That is the reason room 4 has been chosen for the bar. The original configuration of rooms will remain legible as the openings do not remove the whole wall and will only extend up to door head height.

Proposal: New timber and steel deck and outdoor roof structure.

Impact: A substantial component of outdoor dining was considered necessary by the food and beverage consultants for the success of the new use. The existing front verandah provided insufficient area. Given the local climate, a portion of the outdoor dining area was required to be covered and to have some heating and cooling devices available for winter and summer use.

The deck and roof will have some visual impact as they are large new structures adjoining the original building, however this is considered necessary for a viable new use and the impact has been minimised in the following ways.

The proposed deck on the eastern side of the cottage connects to the original front door and is set back from the front of the cottage to allow the original design to be appreciated from the north-eastern approach from the pedestrian bridge. The open area of the deck has seating steps at its edge facing the river and gives access to the window servery from the bar in room 4. The roof structure is positioned

in the rear half of the deck and is a minimal steel structure with posts that are continuations of the deck's sub-structure piles. Portable heating and mist spray cooling units will be positioned in this area. The deck will be constructed independently of the cottage in timber and steel. It could be removed in future with no damage to the building. Once the hardwood decking weathers to a grey colour it will complement the cottage's original palette of materials: weatherboard and corrugated galvanised iron, while clearly expressing its current date. The deck and roof are kept to the rear to maintain views of the cottage from north-east, north and north-west in accordance with conservation policies 10 & 57.

Proposal: Rear addition to kitchen wing.

Impact: It was not possible to include a new accessible w.c. inside the cottage without further demolition of internal walls. It was therefore decided to position it in a new lean-to addition located on the accessible route from the Regatta Park carpark. Likewise, it would have been damaging and intrusive to have located the cold store inside the building, so it is placed alongside the w.c. in the rear addition. The addition is relatively small and clearly subservient to the main building. It is clad in galvanised corrugated steel to distinguish it from the original weatherboard walls. No new openings are required and no damage will be necessary to the back wall of the kitchen wing in order to build the addition. It could be removed in future with little lasting impact. The cool room will have its own wall next to the cottage's rear wall and refrigeration equipment will be housed under the adjoining ramp structure. The addition is attached to a minor rear elevation and has been minimised in accordance with conservation policy 58.

Proposal: New accessible ramp and path.

Impact: Designed using the same language of materials as the deck, the new accessible 1:14 ramp wraps around the rear addition and joins onto a brick path laid at a maximum slope of 1:20 which leads to the car parking in Regatta Park. The footprint of the ramp has been minimised and its layout is integrated with the circulation around the rear of the cottage as it connects to the back steps up to the rear verandah. The ramp enters the rear of the new deck next to the accessible w.c. The ramp will have some visual impact on the back of the cottage but is a necessary fixture to allow equitable access to the raised floor level of the original timber cottage. This is foreshadowed in and complies with conservation policy 57.

Proposal: New external opening

Impact: A door leading directly from the kitchen was considered necessary to service the outdoor dining area. Since the original kitchen chimney was removed and the gap infilled by a fibre cement panel, the opportunity was taken to insert the door in this opening. It will be a glazed joinery door painted in a similar colour scheme to the cottage and will therefore be sympathetic to the cottage while being clear on close inspection that it is a recent change. The new external door will have little heritage impact. This complies with conservation policy 58.

Proposal: New commercial kitchen in original kitchen/ laundry wing.

Impact: As explained above, the new commercial kitchen will require new internal linings and intensive services. We propose to locate the new kitchen in the space which housed the original kitchen and laundry, as this area is less intact and requires more repair than the rest of the cottage. In order to conform to health regulations, the internal boarded linings would need to be covered with new impervious linings in this area. This could be done in a reversible manner by adding battens and sheet material to the existing timber linings. This area is ranked at 2 in conservation policy 59 which allows 'minor added finishes'. The proposed new linings would have to cover all walls, floor and ceiling in order to comply with the food preparation standards, but this is considered necessary for the conversion and does have the advantage of correctly interpreting the original use of the space.

Proposal: Rear verandah enclosure for washing-up area.

Impact: The verandah posts, brackets and railings will be reconstructed based on surviving evidence. The new glazed enclosure will be spaced inside the verandah structure and its minimalist detailing will not be visually intrusive. Internally the floor will be covered with linoleum with covered skirtings of the same material. Weatherboard surfaces will be retained on the original external walls and it is hoped to obtain a relaxation of the food preparation standards for this if the joints between timber boards are sealed with flexible sealant and the whole is painted with washable paint.

Proposal: Changes to landscape around cottage.

Impact: All existing trees will be kept. Some camelias of ‘Moderate’ significance will need to be transplanted from the east front of the building to another location nearby to maintain the domestic character of the planting context in accord with conservation policy 56. Interpretation of the site’s perimeter fence will be accomplished by leaving sound hardwood posts in situ and installing new split hardwood posts to make up the missing ones. This is in accordance with policy 6.

New brick paths are proposed to allow pedestrian access to the place from the north-eastern approach from the river crossing and from Regatta Park as described above. A north-south brick path will run alongside the deck to give access to the restored privy which will provide one each w.c. for males and females. This path will interpret the line of the original paling fence shown on the historic sketch plan illustrated in figure 2.32 in the CMP.

A new garbage bin enclosure is proposed on the western elevation towards the rear of the cottage. This is in accordance with conservation policy 57.

Impact on neighbouring heritage items

None of the proposed changes will detract from or impinge upon nearby heritage items, indeed the revitalisation of the former police cottage due to its new use will enhance their appreciation and boost visitation to this area of the site. This effect could be further strengthened by the inclusion of carefully targeted interpretation material into the scheme. A brief interpretation plan would be of value to direct this work.

Conclusion

The proposed alterations and additions to the former Police Station and Residence involve a number of relatively minor changes to the existing fabric. They have been carefully designed to avoid alterations to the most significant parts of the building and are being proposed to allow for a new use of the building and to improve disabled access. They are broadly in accordance with the conservation policies of the CMP as detailed above. The impacts on the place are considered necessary for the proposed new use and will be offset by making viable the much-needed repair and restoration of the building.

Sean Johnson
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Encl. CV SJ

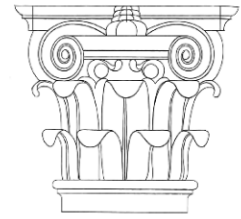
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SEAN JOHNSON - Biographical Notes

Sean Johnson RAI A is a conservation architect with many years' experience of working on historic buildings in Australia and England.

He trained in England, migrated to Australia in 1978 and developed an interest in conservation while working on the rehabilitation of terrace housing in Sydney in the 1980s.

While living in England, between 1988-1994, Sean worked with Firmstone & Company on the conversion of Somerset House into an art gallery for the Courtauld Institute of Art. He later carried out under his own name the conversion of an 18th century Cotswold house for The Theatre Chipping Norton, Oxfordshire and a range of domestic work.

On returning to Australia he completed a Master's degree in Architectural Conservation at the University of Sydney and spent four years working with the Heritage Group of the Department of Public Works, before joining Clive Lucas Stapleton & Partners in 1997. He has since worked on the restoration of Swifts, Darling Point, which won the 2012 Lachlan Macquarie Award; adaptive reuse of the Woolloomooloo Finger Wharf and the conversion of the Mint, Macquarie Street into headquarters for the Historic Houses Trust of NSW which won the Lachlan Macquarie Award and Greenway Awards in 2005. As well as carrying out architectural work Sean has co-authored conservation plans for important places ranging from the World Heritage-Listed Hyde Park Barracks to the Sydney Harbour Bridge and given specialist heritage advice to public and private clients including other architects.

Recent projects include the restoration and adaptive reuse of Roseneath, Parramatta (c.1837) for a girls school and the exterior restoration of the National Trust Centre, Observatory Hill (1815).

August 2019