

# Statement of Heritage Impact:

For:

The Land recently approved for a housing estate located in the curtilage area to the South of the Evans Head Memorial Aerodrome

Date:

4<sup>th</sup> June 2019

Reference:

Development Application for: A new 2 story brick veneer Duplex building on land Known as Beaches Estate Evans Head Lodged with RVC on 11/05/2019

Property Address:

Lot 1 DP 1248978 Beaches Residential living Estate,  
42 Currajong Street Evans Head 2473 NSW

Prepared By:

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For the Property Owners:

Michael, Caroline & Jayden Scutt

## **1. The Aims for the preparation of this Statement of Heritage Impact (SOHI) for the proposed erection of a two level 2 x 3 bedroom duplex building and associated works**

On Lot 1, DP 1248978 of the newly constructed residential subdivision "Beaches Estate" which is positioned on the very Southern end of the Heritage listed land surrounding the Evans Head memorial Aerodrome, this land has been subdivided as, other aerodrome land to the south of this site was also subdivided for residential use in the late 1990,s. As the aerodrome is listed on the NSW State Heritage Register (SHR), this SOHI has been prepared to accompany a Section 60 application to the NSW Heritage Office for this project.

2. The purpose of this SOHI is to describe the proposed works, outline any potential heritage and archaeological impacts and identify any mitigation measures which may be implemented to avoid or minimise potential adverse impacts on the heritage and archaeological value of this site.
3. The Evans Head Memorial Aerodrome Archaeological Management Plan (AMP) contains a thorough and comprehensive history of the aerodrome. As such, a full history will not be reproduced; rather the following relevant and selective history will outlined in relation to this project.

### **History:**

In the late 1990s, a section of land comprising the extreme south portion of the aerodrome was subdivided and developed for residential housing. In August 2000, the aerodrome was listed in the NSW State Heritage Register.

The aerodrome site currently operates as an aerodrome for light aircraft, in accordance with the recommendations outlined in the Plan of Management, though as an operational aerodrome the majority of the site is not accessible to the general public. A number of aviators use the aerodrome on a regular basis and the modern hangers (excluding the Bellman Hanger) located at the site are leased for this purpose. A number of aviation and commemorative events are held at the aerodrome throughout the year, including ANZAC Day commemorations, Remembrance Day commemorations and the annual Great Eastern Fly-In. The Fly-In features the arrival of aviators, air displays and other operations relating to WWII use of the EHMA generally. Additionally the local men's shed utilises the annex of the Bellman Hangar, while the renovated area of the bellman Hanger is used as a small scale aviation museum

Nearby developments include the industrial estate to the east, established residential housing estates to the South of the site and an over 50's living village and the 20 residential blocks that are the subject of this application are also located in the Curtilage area to the South.

### **Responsibilities:**

The applicants have made inquiry with council concerning the results of the Richmond Valley Council Heritage Study of this area in 2008. We understand the significance of the Site and the remote possibility that undiscovered artefacts may exist within this land. To safeguard these we

are aware of our responsibilities if we discover potential archaeology items.

**Richmond Valleys DCP 2015:**

Part I-1 Heritage: [suggests the following];

1. Encourages development in the vicinity of a heritage item to be designed and sited to protect the significance of the heritage item.
2. Development in the vicinity of a heritage item can have an impact upon the heritage significance of the item, in particular through impacting its setting.
3. Determining whether a property is within the setting of a heritage item is a necessary component of the site analysis for proposals.
4. The analysis should consider historical property boundaries, significant vegetation and landscaping, archaeological features, and significant views.
5. New development in the vicinity of a heritage item is to minimise the impact on the setting of the item by: Providing an adequate area around the heritage item to allow its interpretation. Retaining original or significant landscaping associated with the heritage item. Protecting and allowing the interpretation of archaeological features associated with the heritage item. Retaining and respecting significant views to and from the heritage item.

**This Proposal:**

Is for the construction of 2x 3 bedroom attached duplex's  
The type of construction, shape of the building and materials used are in keeping with existing developments in the immediate area.

**Conclusion:**

Items 1-4 as per RVC DCP 2015 would have been addressed when the original housing developments were approved.

This proposal will compliment Item 5,  
By not encroaching on any area around the heritage item , not disturbing any landscaping associated with the heritage item, protecting any archaeological features found on site that may have been associated with the heritage item. respecting significant views to and from the heritage item. Providing landscaping within lot 7 that will not impact on the aerodrome land in any way , plantings will be kept to a Maximum mature height of 4m.

Note: This site has been extensively , cleared including de - contamination work . the original soil has been removed and fill placed over the site to a depth of 1m , services and a road network has been installed . This work was recently carried out to establish the subdivision and to the writers knowledge no artifacts were discovered[ see below pic]

The filled and completed subdivision in Currajong Street Evans Head



heritage listed airport infrastructure in the distant back ground

Industrial sub division to the North East



Location of Lot 1