

Gilgandra Shire Council
Warren Road
Gilgandra NSW 2827

8th June 2021

Heritage Impact Statement

1.0 Introduction

1.1 Introduction

Dunn & Hillam Architects have worked with Gilgandra Shire Council to design a Library and Community Hub at 30-32 Miller St, and a refurbishment of the existing plaza in the adjacent site at 32-34 Miller St, Gilgandra. The existing building is not listed as a heritage item as per Schedule 5 Part 1 of the Gilgandra Local Environmental Plan 2012. However, it is identified as a contributory item as it is located within the Gilgandra Heritage Conservation Area as per the Gilgandra Shire Community Based Heritage Study 2009. Since its earliest recorded use as a clothing and soft furnishings store in 1912, the site has gone through many uses and adaptations including its recent use as Target Country. This report provides Council with an outline of the heritage significance of 30-34 Miller St and the impacts of the proposed design.

The proposed design provides facilities for a modern library with community function room, appropriate technology, equitable access, revitalises a key building on the streetscape, connects the main street and the river and activates the public plaza. It also includes improvements to the public plaza to provide better amenity and a strong and clear link to the Windmill Walk along the river. The Library and Community Hub and Plaza have been designed to work together to fulfil a strategic and supportive role in activating a central public space in Gilgandra that will support local business and be an anchor for the Cultural Precinct.

The existing building at 30-32 Miller St is characteristic of the Inter War Period (1920-1950) and contributes significantly to the character of the Miller St CBD as per the Gilgandra Heritage Main Street Study 2010. Our proposed design seeks to celebrate and revitalise the existing features of the building by:

- Removing non-original unsympathetic features;
- Maintaining the existing roof form;
- Referencing the original facade in the new shopfront to Miller St using mirror polished trims, glazed tiling, and curved glazing;
- Incorporating a material and colour palette in keeping with the art deco design of the building;
- Restoring the original awning by removing non original columns;
- Celebrating and uncovering existing features such as the arched opening along the north elevation;
- Retaining existing floor and roof structure;
- Re-using existing timber from the roof structure where it is being altered for new works;
- Revitalising an existing building ensuring it is celebrated within the community for years to come;
- Removing existing public toilets which obscure the side elevation and restrict the potential relationship between Library and Plaza.

The existing plaza at 32-34 Miller St includes a public toilet building, CWA kiosk, paving, trees and parking. It is proposed to reconfigure the plaza to provide increased amenity, space for public gathering, and a better connection to the river.

1.2 Framework

In preparing this Heritage Impact Statement and the development of the design proposal, Dunn & Hillam Architects have referenced and responded to the following documents:

- The Gilgandra Shire Council DCP, 2011

- Gilgandra Heritage Main Street Study, June 2010
- The Gilgandra Shire Community-Based Heritage Study, 2009
- Preliminary Heritage Advice - Peter Duggan Architect and Heritage Consultant, 12 Nov 2020
- NSW Heritage - Local Government Heritage Guidelines, 2002

Additional documents that have been referenced include policies and guides that support good design in the built environment by the Government Architect NSW. In undertaking this project we have used these documents as guides and prompts in the process:

- Better Placed, May 2017
- Design Guide for Heritage, January 2019

These documents propose seven objectives which can help produce better places for our towns and cities. The design of our built environment should seek to satisfy the following objectives;

Better Fit: Contextual, Local and of its place

Better Performance: sustainable, adaptable and durable

Better for Community: inclusive, connected and diverse

Better for People: safe, comfortable and liveable

Better Working: functional, efficient and fit for purpose

Better Value: creating and adding value

Better Look and Feel: engaging, inviting and attractive

The Urban Design Guide for Regional NSW has been generated after substantial research and consultation with regional councils. From this work GANSW has proposed seven urban design priorities for regional NSW.

They are;

1. Engage with the history and culture of places
2. Integrate with the natural environment and landscape
3. Revitalise main streets and town centres
4. Prioritise connectivity, walkability, and cycling opportunities
5. Balance urban growth
6. Increase options for diverse and healthy living
7. Respond to climatic conditions and their impacts

The proposed design seeks to respond to the design objectives outlined in the above mentioned documents to revitalise an existing building for an important piece of community infrastructure, that is:

- Appropriate and responsive to the heritage streetscape;
- Uses colours and materials that draw from the landscape and street;
- Enhances the town centre of Gilgandra;
- Creates a welcoming public space for gathering;
- Creates walking and visual connections to the river;
- Is sustainable and lasting for the next 100 years.

2.0 Heritage Significance of 30-32 Miller St

2.1 Historical Background

The Gilgandra Shire is located on the Wiradjuri, Kamilaroi & Wailwan lands and waters. Its landscapes comprises of cleared farming land and significant natural landscapes such as Warrumbungle National Park and various Nature Reserves and State Forests, all of which are of cultural significance to the Aboriginal people. The Gilgandra district has also been the location of a number of events in the significance in Australian history and is home to several heritage items associated with the Coo-ee and Kookaburra Marches. (Report on the Community Based Heritage Study of Gilgandra Shire 2009, p. 31)

The subject site at 30-34 Miller St is located within the Gilgandra Business District, the area of which has been proposed as a Conservation Zone (or Gilgandra Heritage Conservation Area) as per Schedule 5 Part 2 of the Gilgandra local Environmental Plan 2011. An excerpt from the Gilgandra Community Based Heritage Study, 2009 (p.28), describes the historical development of the area;

“The town of Gilgandra developed around the crossing of the Castlereagh River that coincided with the convergence of roads from Mudgee and Dubbo leading to Coonamble and Colli. Business establishments initially developed on the eastern sides of the river with development shifting to the western bank from the 1880s onwards. Development accelerated after the construction of the railway line from Dubbo to Coonamble in 1902.

Substantial development took place in the two decades between World War I and World War II. In consequence the character of Miller Street is largely defined by its Moderne and Inter-War buildings. Among these are prominent buildings such as the Royal Hotel, the former Western Stores and Western Monarch Theatre, and the former Union Bank are iconic structures that provide strong visual affirmation of the character of Miller Street, Gilgandra. The character of the commercial district is also defined by its many gable-roofed commercial buildings with corrugated iron clad walls fronted by masonry facades.”



Gilgandra Conservation Zone, established by the Department of Planning (Gilgandra Heritage Main Street

2.2 The Character of the Gilgandra Business District

The Gilgandra Business District developed in its current form from the mid 1880s with built elements that reflect five principal stages of development, namely, the Late Victorian Period (1880-1900), Edwardian Period (1900-1920), Inter-War Period (1920-1950), Post-War Period (1950-1980) and Contemporary Period (1980-2010). (Gilgandra Heritage Main Street Study Final Report 2010, p. 20)

Miller St boasts a number of the town’s Art Deco buildings that collectively convey an image of a town that was booming in the years between the end of the First World War (1918) and the beginning of the Second World War (1939). Many buildings on this street have been identified as buildings dating from the Edwardian Period, Inter-War Period and Post-War Period with the following general characteristics (as per Gilgandra Heritage Main Street Study Final Report, p. 23):

- Buildings generally closely spaced with some open public space creating a sense of openness
- Street facades constructed in unpainted face brick or rendered masonry
- Many buildings on the Castlereagh River side of Miller Street are constructed with masonry facades facing timber-framed, corrugated iron clad structures

- Most buildings are single-storey with facades reaching to the height of gable peaks
- Steeply pitched gable roofs are visible from the street frontages



Royal Hotel frontage along Bridge Street



The former Western Stores on the corner

2.3 Existing Condition

The existing building at 30-32 Miller St is a good example of an Inter-War Art Deco style commercial building and makes a significant contribution to both Miller St and the Gilgandra Heritage Conservation Area. The building is not a heritage listed item, however is a contributory item within the Heritage Conservation Area and as such the proposal has been design to respond to and strengthen this context.

The building presents a rendered masonry parapet typical of the period, a glazed shopfront display with chrome trims, and a wide awning to Miller St. The building has been remodelled throughout its year of use as a department store; the facade is not in original condition, the Vitrolite has been boarded over, and the awning has been supported with unsympathetic columns. Externally the masonry has been painted or rendered with pebble dash render. A new toilet block has been constructed to the north which impacts the heritage interpretation of the facade.

Internally, the building presents a large open plan space with timber flooring and Oregon timber trusses which are concealed behind a plasterboard ceiling. Many original windows have been boarded over and internal partitions and finishes have been added. The principal structure including the trusses and timber flooring remain largely intact, though not in a suitable condition to be left exposed.

The roof structure is a double gabled roof with corrugated steel sheeting. There is an existing lantern on the northern roof ridge with louvred windows, this structure is not visible from the inside of the building as the existing flat ceiling covers it up. The parapet and roof require structural stabilisation, and the existing box gutter is often overwhelmed during significant rainfall and does not meet current Australian Standards.



Existing building on 30-32 Miller St, December 2020.

3.0 Proposed Design

3.1 Design Approach

The site has a frontage towards Miller St with the rear connection towards the Castlereagh River and seeks to support the following objectives outlined by the Gilgandra Shire Council Masterplan:

- Restore and enhance the town entry from the Newell Highway
- Develop a public plaza and tree planting in Miller St to create a community hub and improve the commercial viability of the CBD
- Establish a 'Riverside Parkland' in the area located between the Miller Street shops and Castlereagh River
- Extend the 'Windmill Cultural Walk' into the Riverside Parkland area
- Upgrade existing 'waste' and open areas to provide additional parking and pedestrian links
- Develop new amenities with easy access from Miller St

In addition, the alterations and additions to the existing building have been proposed to conserve or replace much of the original fabric ensuring the the scale, form, roof, materials, finishes and colours compliment the Art Deco style and improve the appearance and unity of the streetscape of Miller St (Gilgandra Shire Council DCP, 2011, p. 45).

3.2 Existing Elements & Proposed Alterations

The existing building at 30-32 Miller St has been heavily remodelled and many of the original features have been removed or altered. The following items have been appropriately repaired or enhanced to address the objectives outlined in Section 3.1, Design Approach.

3.2.1 Conservation

- Existing awning is in a non-original state with the addition of steel columns that converted the original cantilevered awning to a footpath verandah. The design proposal seeks to remove columns and reinstate the awning to the original design by providing additional structural support to existing tie rod hangers and round wall attachment plates to brace the awning from the existing facade.
- The existing glazed shopfront is in non original condition and does not meet the environmental requirements of a new library. The proposal seeks to replace this shopfront glazing with a contemporary facade that references the Art Deco Style of the street. The new shop front includes performance glazing, mirror polished stainless steel trims, curved features, and a tiled base.
- The render of the existing building has been painted a bright white to Miller St and deep ox blood red to the side and rear facades. The design proposes to refresh the building with a colour palette that is in line with the Art Deco Context of the building, reflecting the colours of the streetscape, the river, and the principles outlined in the Gilgandra Heritage Main Street Study 2010.
- Existing features have been expressed and uncovered. This includes the brick arch to the north facade which is being opened up to create the new entrance to the library. The roof volume is proposed to be expressed within the main library space, with existing trusses braced and expressed as blades within the library. The existing timber from trusses and ceiling structure that is proposed to be removed will be re-used onsite to form the new internal window joinery.
- The existing timber floor structure is proposed to be largely retained and strengthened to allow for the required loads of the library shelving. This will be boarded over and a new linoleum finish will be laid.

3.2.2 Building Height and Alignment

- The existing roof sheeting and gutters are proposed to be removed and replaced. The existing box gutter does not achieve the required depth to meet Australian Standards, and it is proposed that new purlins will raise the roof sheeting sufficient to achieve this required depth. The profile of the roof will remain unchanged, and the increase in height will be imperceptible, and concealed by the front parapet.

3.2.3 Building Form

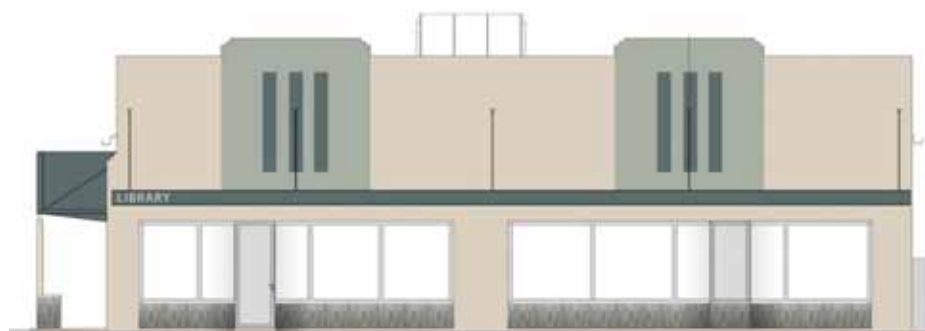
- The proposed library sits within the volume of the existing building. A new riverside deck is proposed to the rear of the building. The profile of the existing roof is proposed to continue over the deck to provide cover and shade.

3.2.4 Roofs

- The existing double gabled roof form retained with existing corrugated galvanised steel replaced with new purlins, gutters and clear Zinalume or equivalent light grey Colorbond sheeting. The ridge and eave height of the new roof will be increased by approximately 190mm to provide compliant gutters. This will not be visible from the street as the new roof sits behind the existing parapet.
- The main roof is proposed to extend over the new deck facing the Castlereagh River.
- Rendered masonry parapets will be repainted and restored.

3.2.5 Facades

- The existing shopfront doors and windows are not compliant with current codes, do not meet the environmental performance needs of the library and are in poor non original condition. The proposal seeks to replace this shopfront glazing with a contemporary facade that references the Art Deco Style of the street. The new shop front includes performance glazing, mirror polished stainless steel trims, curved features, and a tiled base.
- Existing masonry has been rendered and painted to the front and painted over pebble dash rendered to the sides and rear. Removal of this pebble dash render may be costly and cause damage to the existing brickwork so it is proposed to leave it in-situ and re-paint.
- New windows are formed in the existing masonry to the plaza, rear and side elevations to provide natural light to reading spaces and offices, and to provide engagement with the plaza. These have been designed to be in proportion with existing openings.
- The new entrance to the library is within an existing arched opening that will be uncovered. This will be a glazed door that responds to the scale of the building.
- The existing ornamentation on the parapet will be repainted in a colour scheme that is in keeping with the Art Deco style of the building.
- The proposed colour scheme seeks to compliment the existing streetscape and is in line with the recommended colour schemes as per the Gilgandra CBD Masterplan and the Gilgandra Heritage Main Street Study 2010. This includes using earthy tones to reflect the typical Australian landscape and countryside surrounding Gilgandra and enhance the character of the built heritage of the area.



Proposed colour scheme
& Miller St facade elevation (above)



Recommended colour scheme referencing
local Inter-War Period buildings

3.2.6 Verandahs

- The awning to the existing building has been heavily remodelled. The design proposal seeks to remove the non-original columns and reinstate the awning to its original design by providing additional structural support to existing tie rod hangers and round wall attachment plates to brace the awning from the existing facade.
- A new awning is proposed to the north (plaza) facade. This awning will provide a covered pathway to the proposed entrance, the public toilets and the deck to the rear of the building. The awning has been designed as a clearly contemporary structure to celebrate the existing arched opening in the brickwork and to complement the existing awning to Miller St.

3.2.7 Signage

- All signage is proposed to be minimal and sympathetic to the building and street. Building signage is proposed on the fascia of the front awning, on the fascia of the new awning, and over the doorway to the main entrance and the entrance to the proposed business incubator.

4.0 Heritage Impact

Dunn & Hillam Architects have worked with Gilgandra Shire Council to design a Library and Community Hub in the old Country Target building at 30-32 Miller Street, and a refurbishment of the existing plaza in the adjacent site at 32-34 Miller Street, Gilgandra. The existing building is not listed as a heritage item as per Schedule 5 Part 1 of the Gilgandra Local Environmental Plan 2012. However, it is identified as a contributory item as it is located within the Gilgandra Heritage Conservation Area as per the Gilgandra Shire Community Based Heritage Study 2009.

The proposed library and plaza at 30-34 Miller St Gilgandra preserves and enhances the existing building and its Art Deco characteristics. They have been designed in line with the objectives of the Gilgandra Shire Council (DCP 2011), the Gilgandra Heritage Main Street Study (June 2010), The Gilgandra Shire Community-Based Heritage Study (2009), Preliminary Heritage Advice by Peter Duggan Architect and Heritage Consultant (12 Nov 2020), NSW Heritage - Local Government Heritage Guidelines (2002), GANSW - Better Placed (May 2017), GANSW - Design Guide for Heritage (January 2019) and GANSW - Urban Design Guide for Regional NSW (June 2020).

The proposed new elements are designed to respect and enhance the context of Miller Street and the Castlereagh river, and to allow the building to thrive as an important community centre.

The anticipated heritage impacts are considered to be positive, and will contribute to the character and strength of the Gilgandra Conservation Area.

Yours Sincerely,



Ashley Dunn NSW ARB No. 7547
Director
For and on behalf of Dunn & Hillam Architects