

# Supporting Documents

---

## Contents

1	Recommendation from Dain Simpson Report .....	2
2	Development Application Review .....	4
3	Assessment of Heritage Significance (prepared by Graham Brooks and Associates Pty Ltd as part of Jervis Bay Resort Heritage Impact Assessment 1997) .....	7

## **1 Recommendation from Dain Simpson Report**

Demand for Upmarket Visitor Accommodation in the Shoalhaven. DAIN SIMPSON ASSOCIATES Feb 2002.

The following extract from the above report should be considered as part of any development proposal associated with the Huskisson Hotel site:

### **8.5 Up-Market Accommodation – Jervis Bay**

The Jervis Bay area could potentially support a few small, up-market accommodation properties. Potential properties include:

#### **8.5.1 Serviced Apartments/All suite Hotel/Self Contained Cottages-Villas**

The strongest demand in the Jervis Bay area is for quality self contained accommodation cottages, serviced apartments and/or all-suite hotel. A waterfront site or a site with extensive water views is required if the property is to attract the higher yielding markets. Kims on the Central Coast is a model for such development.

An apartment or villa complex would probably be the most viable property to develop, with the apartments being strata titled, sold to private investors and then put back into a management pool. The complex should be of 4-4.5 star standard and provide a mix of studio, one and two bedroom apartments. The units should not be permitted to be occupied on a permanent basis and should only be used for short-term holiday letting under the DA.

The complex would be primarily targeting the couples and short-breaks family markets and as such the apartments would need to be large and 'roomy' rather than boxy – a studio of 50+ sqm would be the minimum size preferred. Where possible, lounge rooms should open onto a verandah or terrace. The property would require a reception area plus an all day dining style food outlet and bar. The rooms should be fitted out for both the corporate and holiday markets with a desk or work space available for corporates. The kitchen/kitchenette should be well appointed and laundry facilities provided. Ideally the property should have a swimming pool, barbeque area and small fitness gym.

A requirement should be that it is equipped for meetings, preferably with a stand-alone meeting room with breakout rooms and facilities. This should be able to be serviced from the main kitchen.

Ideally the property should be located in Huskisson close to the shopping centre so that guests can access local restaurants and cafes.

The proposed Huskisson Hotel redevelopment and the redevelopment of the Holiday Haven caravan parks at Huskisson may fill this gap in the marketplace in the short-medium term.

#### **8.5.2 Boutique Resort Hotel/Guesthouse**

**Chapter N18: Huskisson Town Centre**

---

This would be a small (up to 60 rooms), exclusive property (4-4.5 star), catering primarily for the couples market. It could also attract the senior executive/executive retreat meetings market.

The property would need to have a very high quality location – water frontage with spectacular views would be preferred. The architecture would need to be contemporary, minimalist and reflect coastal living. The site will need to be well landscaped as this will form part of the attraction. The resort would need to provide a guest lounge area with bar, as well as café-brasserie and a formal dining room.

A swimming pool, spa and sauna would be essential, with a small gymnasium and tennis court/s considered highly desirable. Mountain bikes and watercraft (eg kayaks, surf skis) should be available for guest use.

To accommodate the meeting market the property would need to provide a quality meeting room capable of accommodating up to 120 delegates theatre style, 4 smaller breakout rooms, a boardroom accommodating up to 20 delegates and 1-2 smaller interview rooms that are linked to the boardroom and main plenary room. The interview rooms could be used by a Chief Executive or by secretarial staff.

## 2 Development Application Review

### ***Urban Design Review Proposed Accommodation Units, Owen Street, Huskisson – Huskisson Hotel***

### ***URBAN DESIGN ADVISORY SERVICE - Department of Urban Affairs and Planning – Report 2001***

#### *Synthesis and Recommendations:*

Further Development on the Huskisson Hotel Site should have regard to the Synthesis and Recommendations attached to the above report and included as follows:

#### 1) *Integration with Local Context and Building Patterns:*

- The maximum height for the site needs to be considered in relation to heights within the town centre. On this basis a general height of 3 storeys is preferred, with setbacks to an upper fourth storey in appropriate locations.
- That the development be reduced in bulk and respond to the village's key modulation devices such as the 7 metre/14 metre wide subdivisions/shop fronts to Owen Street.
- That the proposed uses to the site permit a high degree of public access. Uses such as tourism, restaurants and bars are supported, particularly where they help to enliven the surrounding public open space, and contribute to the village-activity of Huskisson.

#### 2) *Relationship to local and on-site views and view corridors:*

- That a consistent 'parallel' setback (in relation to Owen Street, rather than the splayed northern boundary) is preferred to minimize impacts on vistas and thereby better integrate the development.
- That the potential for casual seating for the public/patrons be considered within the northern setback, optimizing views to the north, and contributing a public role to the village.

#### 3) *Built form, height and density including response to heritage curtilages:*

- In light of the review of the proposal in relation to the controls and guidelines for the site, general urban design objectives, and site visit to the site, the following approach is recommended:
- That the development optimize its address to the park to the north and south.
- That the development have a consistent alignments to boundaries (with some scope for articulation within this), except to the northern boundary, where alignment is to be parallel to the southern boundary; consistent alignments are to assist with clearly defining views lines, and contain the extent of the built form.
- That the development, at the northern and eastern portions of the site extend 3 levels above the existing natural ground level (habitable spaces below natural ground are not supported due to poor amenity), with a fourth level at the northern most end of the site permitted, with the uppermost level setback a minimum 2 metres from the building line

immediately below.

- That development not extend beyond 3 storeys elsewhere in the site, as those units not adjacent to the northern and/or eastern boundaries of the site are more likely to be compromised in terms of amenity, and therefore should be kept to a minimum in number; and keeping height within the site to a minimum will also best allow for reasonable solar access to public/patron/visitor open spaces within the site.
- The shallow corner indicated to the north-east corner of the development is not supported. A clear well defined square corner is preferable in maintaining the lines of the important views along the northern and eastern elevations of the development.
- That the extent of a required curtilage to the heritage 'Husky pub' has not been clearly identified in the heritage reports. Further information identifying areas where the new development may 'touch' the pub, and potential to reuse spaces within the pub.

4) *Access, Circulation and Parking:*

- That the pedestrian entry to the proposed hotel should have improved street address, and should be located in a separate location from the servicing area/loading bay.
- The view to the garage entry and extent of ramped driveway be minimized and may include using a podium-type structure over the driveway.
- That access from Owen Street to the park, along the eastern elevation, be provided at sufficient width, to act as a significant public thoroughfare.

5) *Public Open Space, Landscape and Permeable Surfaces:*

- That the development provide a better interface with the adjacent public domain. That is: more activated address at ground level, increased articulation, and no blank walls greater than 1.5 metres in height, facing public open space and/or key access paths.
- That some communal open space is provided within the site for guests/visitors/residents, on natural ground, allowing for mature planting and natural drainage.

6) *Response to Streetscape:*

- That reducing the building heights will assist in allowing the original Huskisson Hotel be the dominant element on the site as viewed from Owen Street (and to a lesser degree, Hawke Street).

7) *Visual character including heritage identify, use of materials, façade composition, roof design, articulation and colour:*

- That the development be further modulated in terms of form, and articulated in terms of façade design.
- That the design of balconies be reconsidered, with the use of semi-recessed balconies encouraged.
- That a range of roof types are encouraged to reflect the modulation of the built form, with the extensive use of pitched roofs discouraged.
- That the heritage background material to date provides little guidance with regard to required curtilage to the existing heritage 'Husky Pub', the potential for re-use, additions and/or alterations to the heritage building.

**Chapter N18: Huskisson Town Centre**

---

- That further information with regard to materials and colour be provided.
- That all facades are further articulated, specifically the western façade given its prominence within the village.

8) *Mix of Uses and Scopes for Flexibility:*

- That the provision of a mix of uses on the site is desirable, where they permit public use and access.
- It is desirable that the site remain predominantly tourist-based, that is the most units are to be utilized as hotel rooms. That the smaller units are preferred, tailoring more to the tourist market, than to the provision of long-term residential accommodation.

9) *Amenity, Including Private Open Space, Privacy and Security:*

- That the units to the sub-basement are not supported.
- That there is insufficient separation between the opposite windows of some units, to afford acceptable privacy and solar access.
- That the number and layout of units be amended to optimize solar access and natural ventilation.

10) *Inclusion of ESD Principles:*

- The development demonstrates little ESD initiative. Key considerations to be addressed include:
- Optimizing solar access to apartments;
- Provision of deep soil open spaces on the site to permit tree growth and natural water filtrations; and
- Selection of low energy and/or natural materials.

### **3 Assessment of Heritage Significance (prepared by Graham Brooks and Associates Pty Ltd as part of Jervis Bay Resort Heritage Impact Assessment 1997)**

#### **Historic Significance**

The Huskisson Hotel has historic significance at a local level. This significance is derived from the continuity of hotel operations on the site since the first development in the 1890s.

The first building reflected the opening up of the area that resulted from the construction of the railway line to Bomaderry and the progressive growth of Huskisson as a fishing village and tourism centre. The current building was erected in 1929 as a reflection of the growth in urban settlement and tourism development in the Jervis Bay region, particularly following the establishment of the Royal Australian Naval facilities.

The progressive expansion of the hotel facilities, around the core of the 1929 building illustrates the on-going development of the township of Huskisson as a centre for residential development and local tourism in the Jervis Bay region throughout the decades following the Second World War.

The progressive expansion of the hotel facilities, around the core of the 1929 building illustrates the on-going development of the township of Huskisson as a centre for residential development and local tourism in the Jervis Bay region throughout the decades following the Second World War.

#### **Aesthetic Significance**

The Huskisson Hotel has aesthetic significance at a local level, due primarily to the architectural character and prominence of the two storey 1929 structure, which remains at the core of the existing complex. This structure is a good example of the Interwar Georgian Revival Style, with some Mediterranean design influences, particularly in the use of textured external render. The arrangement of the façade with symmetrical wings flanking a recessed upper balcony is typical of the arrangement of the style when it was applied to hotel buildings in the suburban areas of Sydney. It is an unusual example of the style outside the metropolitan area and is rare in the Shoalhaven region.

The Hotel also has aesthetic significance for its prominent setting at the eastern end of the main street of Huskisson, on an open grassy promontory overlooking both the river mouth and the central stretch of Jervis Bay. The aesthetic impact of its setting within the township is reduced somewhat by the surrounding development immediately to the west, including a petrol station and local club building near the wharf. Its visual prominence from Jervis Bay is partially screened by tall trees located to the east.

The main building element retains its essential external and internal architectural integrity within the overall composition. The aesthetic significance is however reduced by the accumulated extensions and group of outbuildings on the east of the main building and to the rear.

### Social Significance

The Huskisson Hotel has social significance at a local level, based largely on its continuing role as a centre for recreation and entertainment for both local people and visitors.

It also forms a traditional component of the built environment at the eastern end of the main street of the township, greatly assisting the local people to establish the identity of the place.

### Scientific Significance

The Huskisson Hotel has limited scientific significance at a local level, given that it utilizes typical forms of traditional construction and materials and reflects a typical planning form for interwar hotels throughout the Sydney Metropolitan area and country regions of New South Wales.

### Summary Statement of Significance

The Huskisson Hotel has historical, aesthetic and social significance at a local level, within the City of Shoalhaven. This significance is based on the historic continuity provided by the 1929 building to the hotel operations that commenced on the site in the 1890s, following the opening of the Jervis Bay area as a result of the construction of the railway line to Bomaderry.

The hotel is a good example of the Interwar Georgian Revival of suburban hotel but exhibits Mediterranean influences, particularly in the use of textured external cement render. It adopts the typical hotel planning of a recessed balcony symmetrically located at the upper level, between flanking wings. The building gains increased aesthetic significance for its prominent siting, on an open grassed knoll at the eastern end of the main street of Huskisson township. It enjoys excellent views over the nearby river mouth and Jervis Bay.

The hotel provides a continuing source of local entertainment and recreation for both residents and visitors, ensuring a strong level of social significance to the community.

### Grading Significant Elements

Major components of the subject property have been assessed to determine a relative grading of significance of the building fabric, as an aid in establishing a management framework for the re-use and redevelopment of the building and site. This process examines a number of factors, including:

- Original Architectural Quality
- Degree of Intactness and General Condition
- Association with important people or events
- Ability to demonstrate a rare quality, craft or construction process.



The grading of significance of the various elements of the building is based on a four tier system and has been established to assist in the determination of appropriate conservation measures for the building. The different grades of significance are:

a. High Significance:

Of considerable or exceptional cultural significance to the wider community.

b. Medium Significance:

Of some significance to the particular item and the site as a whole.

c. Low Significance:

Of relatively slight significance, particularly when compared to other features.

d. Intrusive:

An intrusive or disruptive element of slight significance which tends to devalue the greater level of significance of adjacent components.

### **Significant Elements**

a) Elements of High Significance

- The architectural form and style of the original two storey, 1929 core of the overall complex, with its symmetrical wings flanking the recessed balcony.
- The urban presence of the building at the eastern end of the main street and its contribution to the character and identity to the township.
- The continued operation of the hotel on the site, as a traditional component of social life in the community and the provision of accommodation for visitors.
- The original external architectural elements including the form of the roof, projecting eaves, textured external render, projecting upper balcony, arched windows and recessed centre entry bay.

b) Elements of Medium Significance

- The remnants of the two single storey bays located at the outer extremities of the ground floor front elevation.
- The intact layout and joinery of the upper level bedrooms and bathrooms.
- The main timber stair located at the rear of the main entry space.
- Remnant original external window and door joinery.
- The remnant layout of original internal walls on the ground floor.

c) Elements of Low Significance

- The internal and external alterations made to the original building to enable it to continue as a hotel operation in response to increasing levels of trade over recent decades.

- The large additions made to the eastern and northern sides of the building.
- The various outbuildings at the rear of the main structure.
- The architectural quality and integrity of the rear elevation of the 1929 building.

d) Intrusive Elements

- Alterations made to the external window and door joinery, particularly on the main elevation of the 1929 building.
- Poor quality signage on the main elevation.

### **Essential Conservation Philosophy**

The essential conservation philosophy arising from the assessment of significance and grading of significant elements, indicates that the 1929 hotel building should be retained and conserved by adaption or upgrading as necessary to ensure its on going function. It is essential that the hotel operation, with its provision of service to the local community and to visitors continue as a vital part of the Huskisson community.

The various additions made to the 1929 building, particularly to the east and north can be removed if replaced by a more sympathetic architectural form.

In the context of a major redevelopment, the bulk of the new accommodation should be located at the rear of the 1929 building and arranged in a manner which respects the architectural integrity and urban presence of the older building. The historic building should be utilized as the main entry focus for any new development, but the re-use of the building should include a reasonable respect for the layout of internal walls.