



23- 25 ASHTON AVENUE, THE ENTRANCE

STATEMENT OF HERITAGE IMPACT

PROPOSED 7-STOREY MIXED-USE DEVELOPMENT

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Limitations

The following Statement of Heritage Impact is based on the locally available information on the subject property and the neighbouring heritage items and is limited to a desktop study.

Authorship

This Statement of Heritage Impact was prepared by Contemporary Heritage.

Registered Architect

Jason Penhall

BA(Hons.) Arch., PG-Cert. Arch., M.Arch., PG-Dip. Prof. Prac.

Architect Reg.11285

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1. INTRODUCTION

- a. Contemporary Heritage has been engaged to prepare a Statement of Heritage Impact for 23-25 Ashton Avenue, The Entrance, 2261. Lot/Section/Plan no: 36/2/ DP14230, 37/2/DP14230, 24/2/DP14230.
- b. The Industry Specific SEARS SSD-84190958, Item 22 - Environmental Heritage, requires the provision of a Statement of Heritage Impact as part of the development application documentation to support the EIS
- c. This report adopts the methodology outlined in the Guidelines for preparing a statement of heritage impact (prepared by Department of Planning and Environment, 2023.) It has been undertaken in accordance with the principles of the Burra Charter, 2013.
- d. The subject site is located at 23-25 Ashton Avenue, The Entrance. The property is not a Heritage Item and is not within a Heritage Conservation Area but is in the vicinity of two Heritage Items of Local Significance as listed within the Central Coast Local Environment Plan 2022:
 - "Our Lady of the Rosary Catholic Church" located opposite and within a 50m radius
 - "St Andrew's Presbyterian Church" located to the south within a 200m radius
- e. This report was prepared by CONTEMPORARY HERITAGE.

Nominated Architect: Jason Penhall

BA(Hons.) Arch., PG-Cert. Arch., M.Arch., PG-Dip. Prof. Prac.

Architect Reg. 11285



Figure 1 Site Location with Heritage Overlay
source NSW Planning Portal - Subject site shown outlined in yellow

2. HISTORICAL CONTEXT

2.1 Aboriginal History

While this report does not include an Aboriginal history, it is acknowledged that Darkinjung people are the traditional custodians of the area of the Central Coast including The Entrance. The Darkinjung people are members of the Darkinjung Local Aboriginal Land Council that, since its creation under the NSW Aboriginal Land Rights Act 1983 (NSW ALR Act), has been located in the Central Coast of New South Wales. Its boundaries stretch from Catherine Hill Bay to the North, Hawkesbury River to the South Pacific Ocean to the East and Watagan Mountains to the West.¹

As part of the site research a basic NSW AHIMS (Aboriginal Heritage Information Management System) search was completed.

As identified in the map below, no Aboriginal sites are recorded in or near the subject property within a 200m buffer of the site.

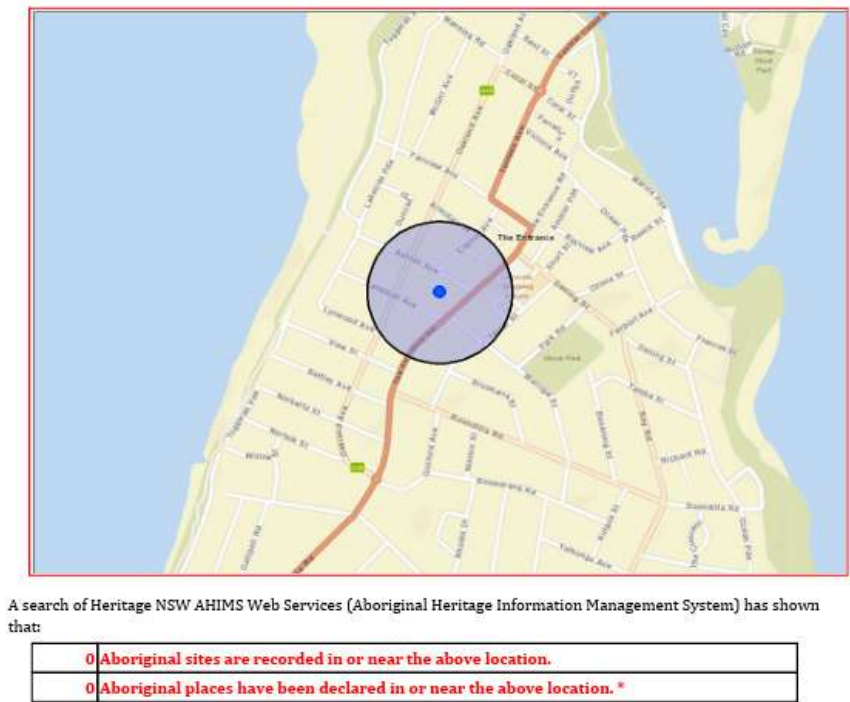


Figure 2 AHIMS Web Service search: 23-25 Ashton Street, The Entrance
source: AHIMS

¹ Local Land Council Darkinjung, (2026). Darkinjung Local Aboriginal Land Council.
<https://www.darkinjung.com.au/#:~:text=Darkinjung%20acknowledges%20that%20we%20operate,to%20family%2C%20land%20and%20community.>

2.2 Historical Context - The Entrance

The Entrance is a popular coastal town located within the Central Coast Region within NSW. The town is located within 107km of Sydney and roughly 64 km from Newcastle. The Entrance, was first discovered by Europeans in 1796, during a search for an escaped convict, Mary Morgan, following reports of a white woman living with Indigenous people north of the Hawkesbury, with one of the first European land ownership titles and settlements being to Henry Holden who was granted 640 acres in 1828, naming his parcel "Towoon".² The land was passed to John Edye Manning in 1832 and then later owned by a Thomas Batley, 1836. In the 1820's, Chinese fishermen were said to have established a base at what is now known as Toowoan Bay, where they cured and smoked fish, sending their cured goods to Queensland, back to China and later to the Goldenfields.³

Known by a number of names over the years including Towoon Bay, Tuggerah Beach, Karagi (the Aboriginal name for the channel meaning 'the door' or 'the way in'), the name The Entrance was given following the opening of the Post Office in 1911 and calls for the English interpretation of the name to be adopted.⁴ The area evolved from a quiet fishing spot into a premier tourist destination by the 1920s. Key developments of the area included the opening of The Entrance Hotel in 1927 and the construction of the first bridge connecting the area with North Entrance in 1934.⁵



Figure 3 The Entrance Foreshore, The Entrance, NSW, c.1920.

source: Living Histories

² <http://www.centralcoast.info/history.html>

³ The Sydney Morning Herald. (2008). The Entrance Culture and History.

<https://www.smh.com.au/traveller/inspiration/the-entrance-culture-and-history-20081125-6gfd.html>

⁴ The Sydney Morning Herald. (2008). The Entrance Culture and History.

<https://www.smh.com.au/traveller/inspiration/the-entrance-culture-and-history-20081125-6gfd.html>

⁵ The Sydney Morning Herald. (2008). The Entrance Culture and History.

<https://www.smh.com.au/traveller/inspiration/the-entrance-culture-and-history-20081125-6gfd.html>



Figure 4 The Entrance Bridge, Tuggerah Lakes, NSW, n.d.
source: Living Histories



Figure 5 The Main Street, The Entrance, Tuggerah Lakes, NSW, n.d.
source: Living Histories

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The following is a historical map of the parish of Tuggerah (Tuggarah) dated 1924. On the map we can see the area of the Entrance indicated to by the green arrow.

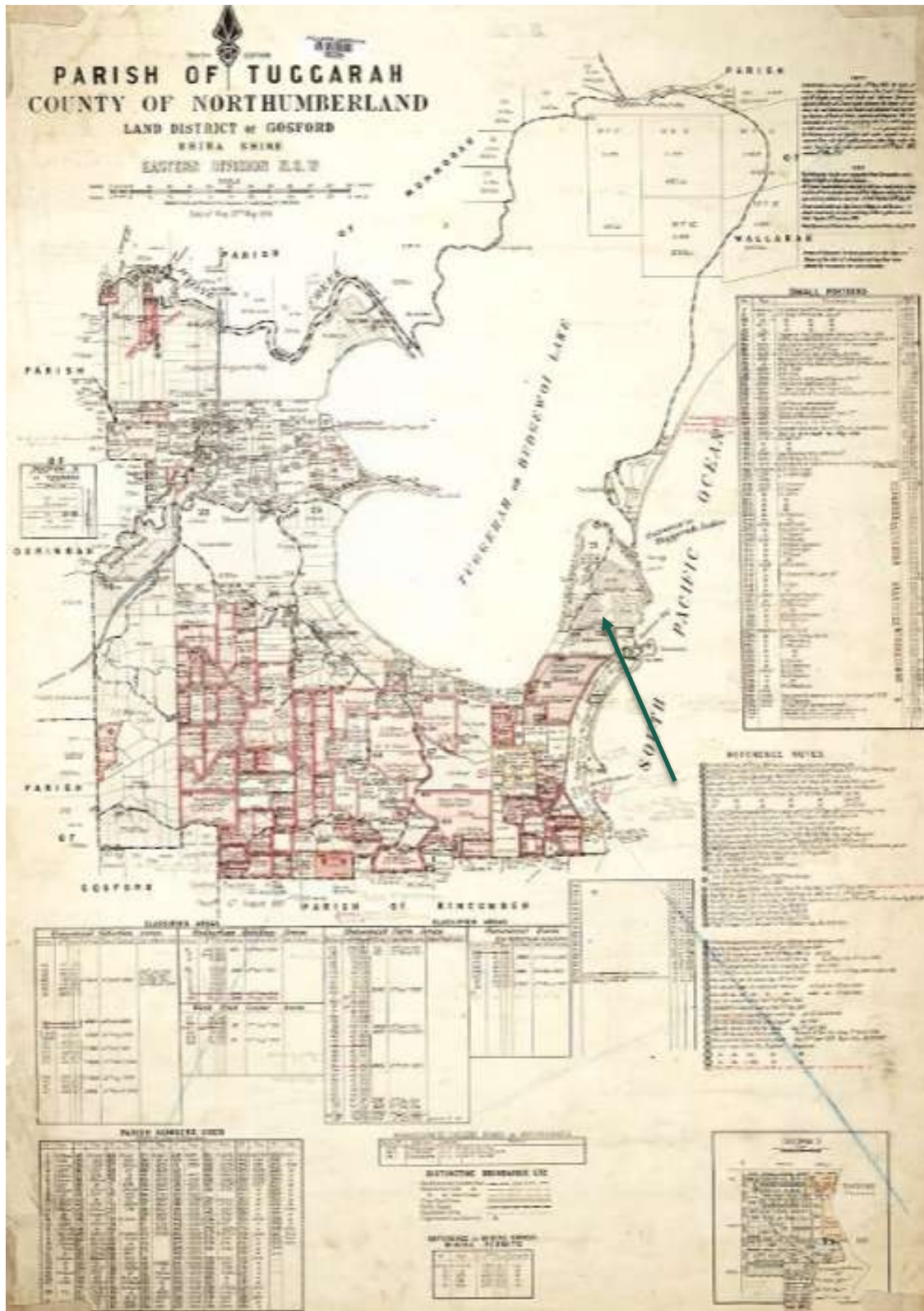


Figure 6 Parish of Tuggerah. 1924. Edition Number 10
source: Historical Land Records Viewer

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The following image, extracted from Figure 6, shows the portion relevant to the subject study area. We can see that there is no reference to the name "The Entrance" however "Karagi" is labelled below the "Entrance to Tuggerah Lakes" label. There is no bridge between The Entrance and North Entrance.

The map identifies early road and land subdivisions, with the subject lot being within J.E. Mannings 640 acres, though he is not recorded to have had the grant passed to him until 1832. Terilbah Island is identified to the north of the lake entrance, "Terilba" is the name given to Henry Holden's original 640 acres when it eventually passed from John Edye Manning to Thomas Cade Battley in 1836.

The position of the subject site is identified by the green arrow, to the west of The Entrance Road which is the main road running north-south.

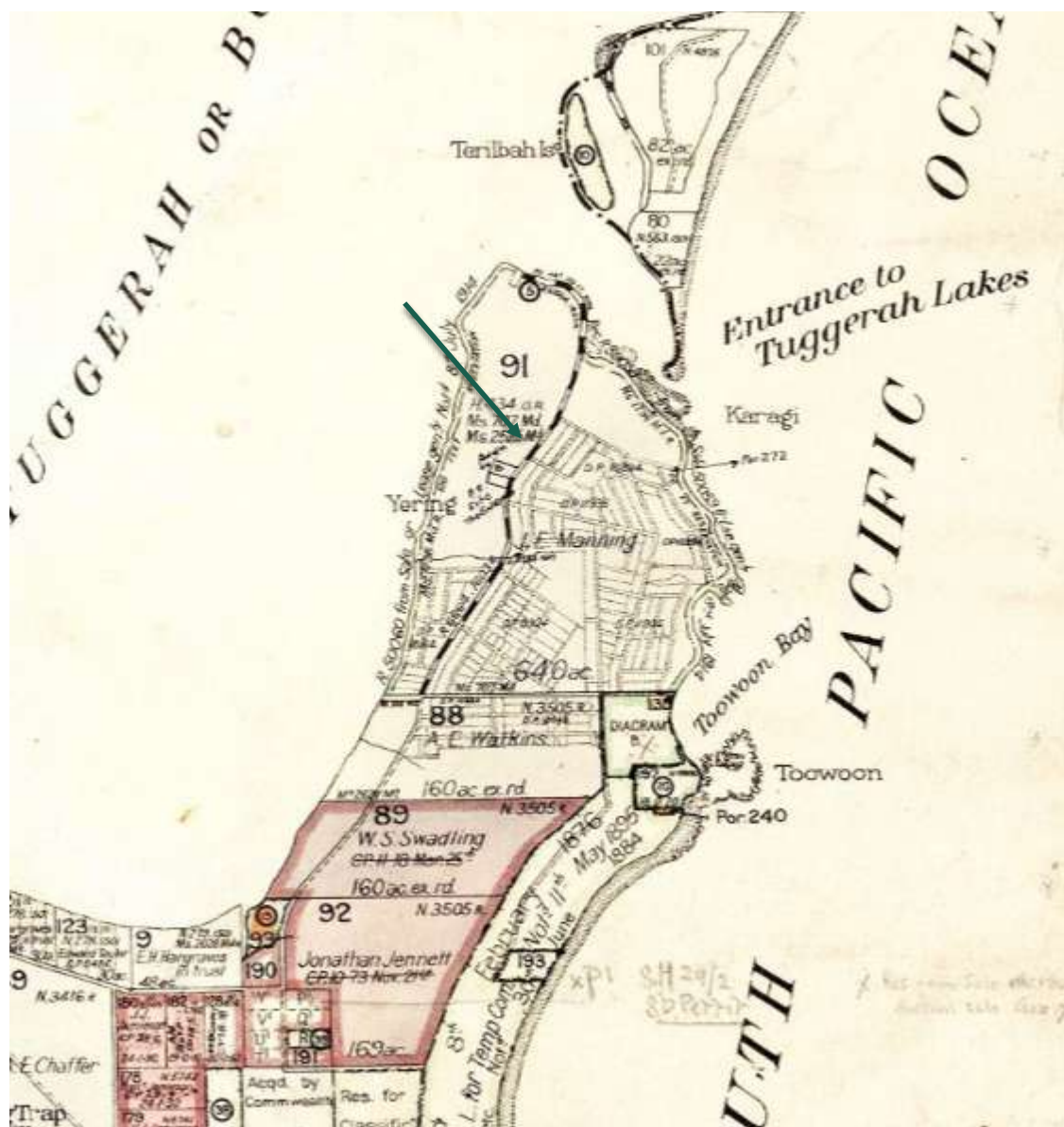


Figure 7 Parish of Tuggerah. 1924. Edition Number 10
source: Historical Land Records Viewer

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The following is a historical map of the parish of Tuggerah dated 1946. On the map we can see the area of the Entrance indicated to by the green arrow.



Figure 8 Parish of Tuggerah. 1946. Edition Number 12
source: Historical Land Records Viewer

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The following image, extracted from Figure 8, shows the portion relevant to the subject study area. We can see that there is no reference to the name "The Entrance" however "Karagi" is labelled below the "Entrance to Tuggerah Lakes" label.

There bridge between The Entrance and North Entrance is now identified as well as the position of Ashton Avenue.

The approximate position of the subject site is identified by the green arrow, to the west of The Entrance Road.



Figure 9 Parish of Tuggerah. 1946. Edition Number 12

source: Historical Land Records Viewer

The following article, dated Thursday 28th January 1926, by The Gosford Times and Wyong District Advocate (1906-1954) offers reference to a drought in the area at the time but how the town residents were refilling tanks via cart water. The article highlights how the festivities and tourism at the time was affected by the drought.

The Entrance.

(From Our Correspondent.)

The drought still continues here, and some of the residents anticipate having to cart water to replenish their tanks if rain does not come within a few days.

There are still numbers of visitors, and festivities are in full swing. Every evening there is a dance at one of the various boarding houses, with a fancy dress ball at least each week; and generally this is a spectacle well worth seeing. At one held at "Bayview" during last week, there were about a hundred fancy costumes, as not only guests of the house, but those from other boarding houses, as well as local residents, participated. The guests had decorated the large dancing verandah until it looked a veritable fairyland. Notwithstanding the crowds which attend the dances, there have been crowded houses at the picture Show, every available chair being requisitioned to seat the large audience.

There is a great demand for furnished cottages this season. Probably the restrictions on camping are responsible for this. The Entrance has been very orderly and well-conducted during the busy Xmas season. Some undesirables were refused permission to erect camps, which has made things much more agreeable for the better class who come here. Many excellent families come by car, some from Melbourne and other distant parts, yearly, to enjoy a holiday in the open air.

The fishing has been very satisfactory. It is amazing the number of boats that are out daily in our small channel. If each boat only brings in one fish the total must be a considerable one.

The channel from Mr Hardy's boarding house to Denning's cottages is ideal for bathing. With its beautiful sandy beach, it is indeed the children's paradise; while a little further out the water is deeper, and is excellent for swimmers. There are very few places like this, where swimming can be enjoyed in the pure sea water without danger of sharks.

The members of a motor party here for the first time last week-end were so delighted with the surroundings that they have booked accommodation

so delighted with the surroundings that they have booked accommodation for a lengthy holiday. Coming from an inland district, one can imagine the delight of the children at the expanse of beautiful water and landscape.

The electric street lamps have been erected, and during the dark nights proved a great boon. The footpath, although not yet gravelled, is level, and is certainly a great improvement on the old rough walking path. These improvements, both lights and footpath, have been accomplished through the private enterprise of some of the residents here. If the residents in a district would more fully realise their responsibilities to their neighborhood by unanimous effort a great deal could be done to improve the district generally. If taken part in by all, this would mean for each individual only a small effort, but when there are only two or three workers (and others merely wonder why great things are not accomplished, while doing nothing to help), then, what should be a pleasure to all, becomes a toil for the few.

Congratulations to Mr. and Mrs. Carl Kay, on the birth of a little daughter.

Figure 10 The Entrance (1926, January 28) The Gosford Times & Wyong District Advocate.
source: Trove



Figure 11 The Entrance (Aerial Photograph). C.1940s
source: Central Coast Council



Figure 12 Aerial view of The Entrance looking southeast
source: Newcastle Libraries



Figure 13 Aerial view of The Entrance looking east
source: Newcastle Libraries



2.3 Our Lady of the Rosary Catholic Church Item no: I300



Figure 14 Our Lady of the Rosary Parish (n.d). c.1962
source: Diocese of Broken Bay (2023)



Figure 15 Our Lady of the Rosary Parish (n.d). c.1962
source: Diocese of Broken Bay (2023)

Designed by Sidney G. Hirst and Kennedy and constructed between 1961 and 1962 the rectangular gable roofed building is dominated by a tall cruciform belfry tower, which has been measured to be equal in height to the church width. The building has distinguishable bays of vertical hopper type windows along the saw-toothed sides, with decorative random stained-glass windows along its street facing façade as well as a horizontal canopy across the front entrance.

The image below shows a picture of the First Church Building "Our Lady Rosary Catholic Church", dated 1925, which was demolished with the new church building also being named "Our Lady of the Rosary Catholic Church". The first foundational stone for the first church building was laid on the 4th of October 1925 by Archbishop Kelly.



Figure 16 Our Lady of the Rosary Parish (1925)
source: Australia's Christian Heritage (2026)

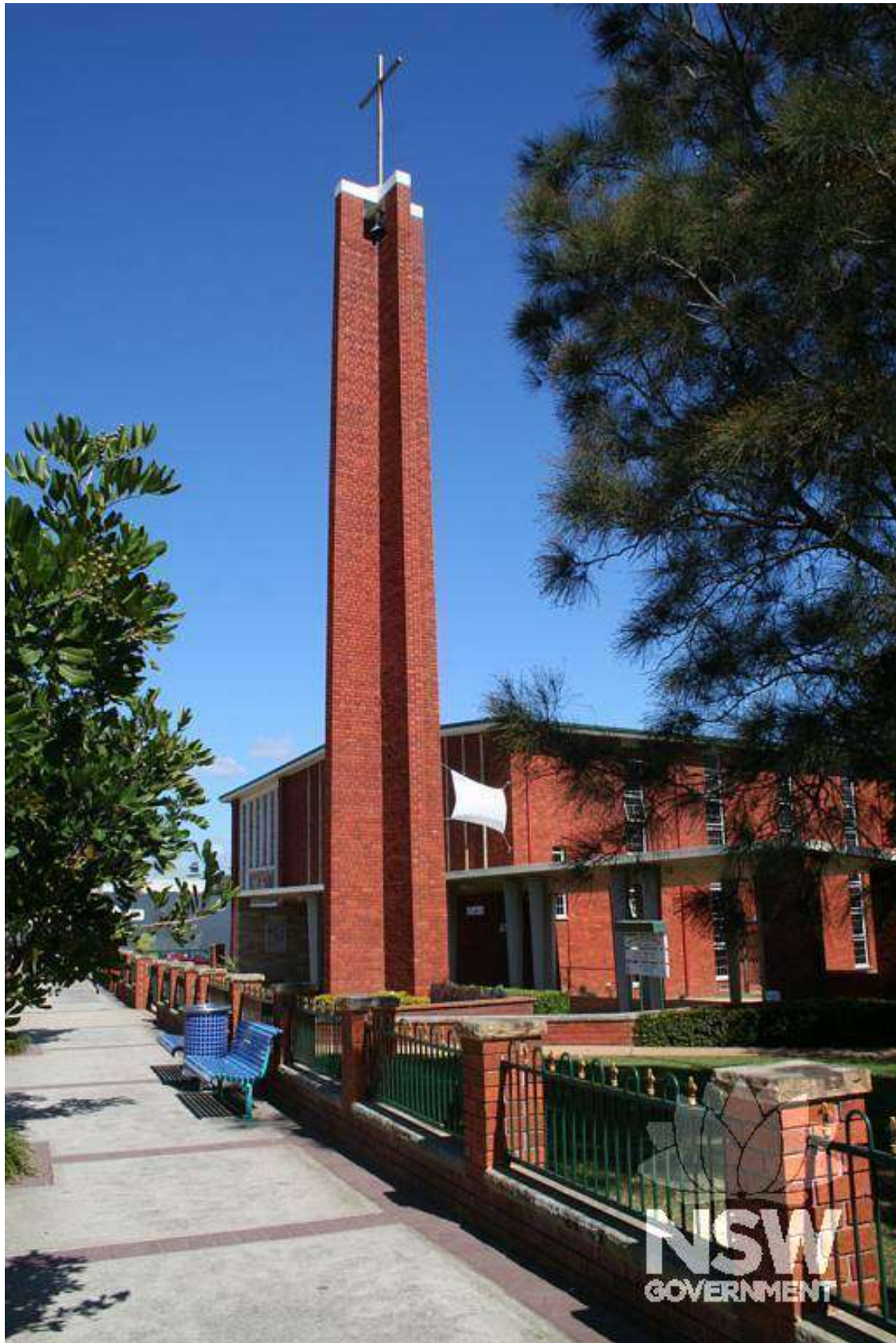


Figure 17 Our Lady of the Rosary Catholic Church (2009).

source: State Heritage Inventory

History

As described on the State Heritage Inventory:

Our Lady of the Rosary Catholic Church has its origins back in the 1860's when Mass was first celebrated at Long Jetty. The area was a popular tourist and camping holiday spot on the southern shores of Tuggerah Lake where the lake and the Pacific Ocean meet.

Since its inception in 1947 the parish has grown and today boasts one of the most beautiful Churches in the Diocese. Substantially designed by Fr Reg Reynolds with the assistance of an Architect, the parish church caters for the permanent Catholic population as well as the many visitors who holiday here.

The Parish Centre is an addition which houses a multi-purpose function centre and offices dealing with parish business and the administration. A feature of the parish function centre is the unique formed and stained glass shrine of Our Lady of The Entrance, an image of Our Lady of the Rosary casting her mantle over the dominant geography of our area - the Pacific Ocean and Tuggerah Lake.

The rise in population has seen the need to relocate the Primary School, which was originally behind the Church. Today, a modern K-6 Catholic Primary School is on a new site on Shelly Beach Road. The old school buildings have been redeveloped as a cultural/education centre to serve the parish. Has its origins back in the 1860's when Mass was first celebrated at Long Jetty. The area was a popular tourist and camping holiday spot on the southern shores of Tuggerah Lake where the lake and the Pacific Ocean meet.

*Today The Entrance and its surroundings is one of the premium holiday spots on the Central Coast and is the home of some 10,000 Catholic families.*⁶

2.4 Our Lady of the Rosary Catholic Church Item no: I300. Statement of Significance

Statement of Significance

The building has social significance as a focus of community activity and sentiment. It is a representative example of a Post-War Ecclesiastical building, which is a rare building style within the study area, with characteristic Basilica form. The beaten (Béton) glass window by Stephen Moor was the first in Australia. The building is substantially unaltered since it was built and was the first in Australia to contain a side gallery.

SHR Criteria a) – Historical Significance.

This relatively recent building is historically significant for reflecting the scale of post-war resident population locally, and the corresponding expansion of the Catholic Church in The Entrance.

⁶ State Heritage Inventory. (2009). Our Lady of the Rosary Catholic Church.
<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2720045>

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SHR Criteria c) Aesthetic Significance

It is the first local example of 'Post War Ecclesiastical' style. It indicates the scale of the resources, and style of worship of the local Catholic Church in the mid 20th Century.

SHR Criteria d) – Social Significance

Locally significant socially and spiritually for providing a major gathering place for generations of local and holiday making Catholics.

SHR Criteria g) Representative Significance

Representative of its type.

Integrity / Intactness

Good




**St. Andrews
Presbyterian Church**
136 The Entrance Rd
앤드루스 장로교회
Sunday Worship Service
9:00am (English), 10:30am (Korean)
☎ 02/4333 9008 🌐 www.theentrancepc.org
ALL WELCOME

2.5 St Andrew's Presbyterian Church, Local Significance. Item no: I298

The St Andrew's Presbyterian Church is described in the State Heritage Inventory as "A group of church buildings of varying ages in brick and timber with fibro cladding".



Figure 18 St Andrew's Presbyterian Church. (2009).

source: State Heritage Inventory

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Figure 19 St Andrew's Presbyterian Church. (2009).
source: State Heritage Inventory



Figure 20 St Andrew's Presbyterian Church. (2026).
source: Contemporary Heritage

2.6 St Andrew's Presbyterian Church, Local Significance. Statement of Significance

Statement of Significance

The church is a rare example of its type in the suburb, and remains intact, although its setting and curtilage has been modified. It has local aesthetic significance because of its traditional vernacular proportions, fenestration and its matching additions. It has local historical significance because it was constructed in an era of town growth and prosperity, and remains in use. It has local social significance because of its importance to the spiritual beliefs of the community over an extended period of time.⁷

SHR Criteria a) – Historical Significance.

It has local historical significance because it was constructed in an era of town growth and prosperity, and remains in use.

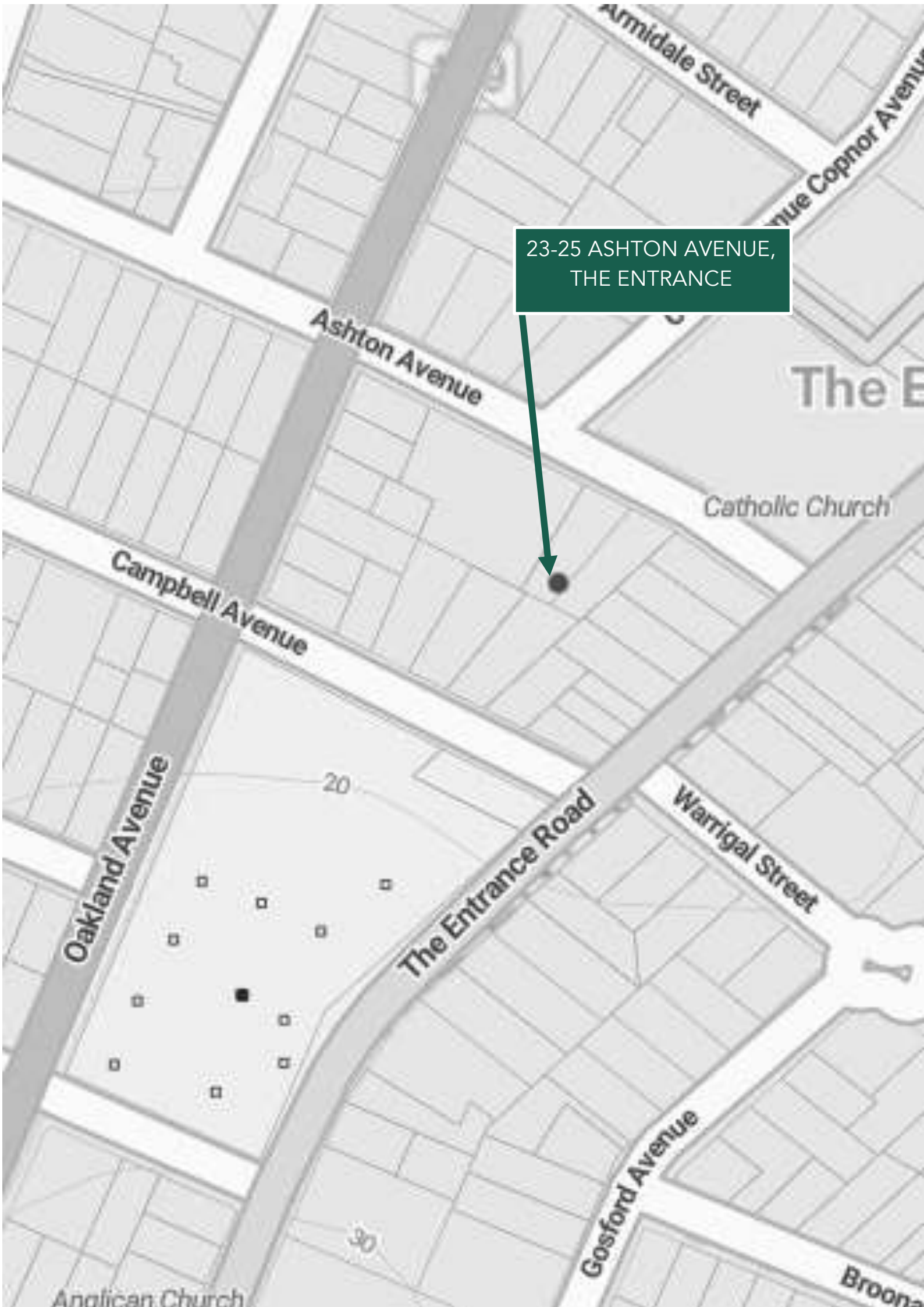
SHR Criteria c) – Aesthetic Significance

It has local aesthetic significance because of its traditional vernacular proportions, fenestration and its matching additions.

SHR Criteria d) – Social Significance

It has local social significance because of its importance to the spiritual beliefs of the community over an extended period of time.

⁷ State Heritage Inventory. St Andrew's Presbyterian Church.
<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2720283>



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2.7 23-25 Ashton Avenue, The Entrance – Historical Aerial Views

The maps below are taken from the NSW Government Historical Imagery showing basemap imagery of the property. The maps offer an aerial context for change over time across the study area. The first image is from 1965. The green arrow points toward the location of the subject site, occupied at the time by two single dwelling fronting Ashton Avenue to the north.



Figure 21 NSW Imagery Basemap Service – 1965
source: Historical Imagery



Figure 22 NSW Imagery Basemap Service – 1971
source: Historical Imagery



Figure 23 NSW Imagery Basemap Service – 1975

source Historical Imagery



Figure 24 NSW Imagery Basemap Service – 1983

source Historical Imagery

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Figure 25 NSW Imagery Basemap Service – 1984

source Historical Imagery



Figure 26 NSW Imagery Basemap Service – 1990

source Historical Imagery



Figure 27 NSW Imagery Basemap Service – 2006
source Historical Imagery



Figure 28 NSW Imagery Basemap Service – 1990
source Historical Imagery

From the aerial views we can see that there have been changes to the property and directly adjacent neighbouring properties over the years with the construction and demolition of built structures. We can see that the subject property has remained relatively unchanged since 1975 following demolition of the earlier dwellings in the early 1970's, the site has since been used for carparking.

3. PLANNING AND HERITAGE CONTEXT

3.1 Central Coast Local Environment Plan 2022 – current version 26 September 2025

The subject site is not a Heritage Item and is not within a Heritage Conservation Area.

The following table identifies Heritage items in the vicinity of the subject property as listed in the LEP 2022 Schedule:

Suburb	Item name	Address	Property description	Significance	Item no
The Entrance	St Andrew's Presbyterian Church	134–136 The Entrance Road	Lots 22 and 23, DP 10294	Local	I298
The Entrance	Our Lady of the Rosary Catholic Church	239–243 The Entrance Road	Lot 100, DP 1020271	Local	I300

The following is an extract from the LEP that is relevant to this proposal:

5.10 Heritage conservation

(4) Effect of proposed development on heritage significance

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).

(5) Heritage assessment

The consent authority may, before granting consent to any development—

- (a) on land on which a heritage item is located, or
- (b) on land that is within a heritage conservation area, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

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.

In compliance with Clause 5 (c), a Statement of Heritage Impact has been prepared to assess the potential impacts that the proposed development may have on the significance of the Heritage Items in the vicinity.

4. CENTRAL COAST DEVELOPMENT CONTROL PLAN 2022

The site is not located within a Heritage Conservation area and is not a Heritage Item but is in the vicinity of Heritage Items as identified above.

The following is an extract from the DCP dated that is relevant to this proposal:

Chapter 3.6 Heritage Conservation

3.6.2.3 Development in the vicinity of a Heritage Item or Heritage Conservation Area

- a. *Development in the vicinity of a Heritage Item or a Heritage Conservation Area should respect the nearby heritage item*
- b. *Development in the vicinity of a heritage item or Heritage Conservation Area must respect and not dominate or detract from their heritage significance and should be sympathetic with the item or area in terms of the:*
 - i. *building envelope, bulk, scale and height;*
 - ii. *architectural style;*
 - iii. *materials, colours and finishes; and*
 - iv. *building and street alignment.*
- c. *Development in the vicinity of a heritage item or Heritage Conservation Area is to minimise the impact on the setting of the item by:*
 - i. *providing an adequate area around the heritage item;*
 - ii. *retaining original or significant landscaping, including planting with direct links or association with the heritage item;*
 - iii. *retaining and respecting significant views to and from the heritage item.*
 - iv. *for rural heritage items, the scale of new work is not to overwhelm the heritage item and its setting.*

3.6.2.4 Assessment Requirements

In determining how heritage items and Heritage Conservation Areas should be conserved, every proposal must be considered on its own merits. Two key objectives in a merit assessment will be to conserve those items and features that are significant, and to ensure that an item remains recognisable of its period and value. The significance of items and features of a heritage item are determined using the criteria developed by the NSW Heritage Council.

Prior to granting consent, Council will consider:

- a. *the applicants Due Diligence Assessment of the likely impact on any Aboriginal objects or places;*
- b. *the potential impacts of the proposal on the heritage significance of the item or Heritage Conservation Area;*
- c. *the extent to which the carrying out of the development in accordance with the consent would affect the heritage significance of the item and its setting having considered a statement of heritage impact supplied by the applicant;*
- d. *whether the setting of the item, and in particular, whether any stylistic, horticultural or archaeological features of the setting should be retained;*
- e. *and measures to be taken to conserve heritage items identified in any Conservation Plan or Heritage Impact Statement prepared by the Applicant.*

3.6.5 Infill Development

Infill development refers to those buildings adjacent to or in the vicinity of heritage items as well as development within an identified Heritage Conservation Area. The following controls relate to the scale, bulk, siting, form, character, materials and colours and design of infill development:

3.6.5.1 Character

- a. *New development of the site is to respond to the character and significance of the heritage item or Heritage Conservation Area.*
- b. *In demonstrating the appropriateness of infill development to the existing historical character of the heritage item or Heritage Conservation Area, the applicant may be required to provide annotated diagrams, photographs and/or sketches to describe the factors which contribute to the character of the historic context (this will depend on the complexity of the new infill development and likely impact), including:*
 - i. *topography of site and its surroundings; distinctive landscape elements and quality;*
 - ii. *the scale and form of the surrounding buildings;*
 - iii. *street and subdivision patterns; setbacks of the buildings;*
 - iv. *materials, building techniques and details;*
 - v. *and views, vistas and skylines.*

3.6.5.2 Design

- a. *The design of new buildings should complement and not adversely impact on the design characteristics of existing heritage items, particularly adjacent to the site;*
- b. *New buildings and building elements should not mimic traditional styles but rather be sympathetic in design to their context, through appropriate scale, form and materials.*
- c. *Details that contribute to the historic character of the streetscape should be identified and used to inform the design of the new building.*
- d. *Modern details can reinterpret traditional details and create new relationships between the old and new. This can be seen in the example of commercial heritage infill development in Figure 10 below. The horizontal masonry detailing on the existing building has been picked up in the horizontal detailing of the balconies of the adjoining new development.*

3.6.5.3 Bulk

In the case of new retail/commercial buildings, the bulk of the building should be divided into narrow and vertical elements reflecting the width of traditional shopfronts and parapets. On corner lots buildings should be splayed to address the corner.

3.6.5.4 Form

The form of a building refers to its overall shape and volume and the arrangement of its parts. Infill design should be sympathetic with the predominant form of its neighbours. Where a building form is highly repetitive in an area, variations to this form appear discordant.

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- a. *New residential buildings should be sympathetic to the height, proportions, roof pitches and materials of Heritage Items, streetscapes and Heritage Conservation Areas.*
- b. *Infill buildings should respond to, or reinforce, existing ridge or parapet lines, roof slopes and other features such as party walls and chimneys.*
- c. *Annotate drawings, photographs of models or photomontages which describe the relationship between the proposed new development and the context may be required (this will depend on the complexity of the new infill development and likely impact), in terms of the following:*
 - i. *predominant form of neighbours;*
 - ii. *roof form and skyline, that is ridge and parapet lines, roof slopes, punctuation by party walls, chimneys and lanterns or skylights;*
 - iii. *proportion and number of openings;*
 - iv. *solid to void ratios;*
 - v. *relationship between internal and external spaces.*

3.6.5.5 Scale

The scale of a building refers to its size in relation to surrounding buildings or landscape. Infill design should recognise the predominant scale (height, bulk, density, grain) of the setting and then respond sympathetically.

- a. *Any subdivision of lots within a Heritage Conservation Area should reinforce the townscape pattern. Where a subdivision pattern contributes to the significance of a Heritage Conservation Area, consolidation of lots within it will have a negative impact on the place.*
- b. *Infill development must provide appropriate articulation of the elevations to ensure the scale and form of the development is sympathetic and does not dominate the streetscape as demonstrated in the figure below. The larger new development on the left is broken down by the columns and bays of the awning and windows and the building height mimics that of neighbouring development.*

3.6.5.6 Siting

- a. *New buildings should not be orientated across sites in a manner that is contrary to the established pattern.*
- b. *Where the facades in a streetscape create a more or less continuous line, this pattern of setback should be repeated with new development.*
- c. *Where there is an established pattern of side setbacks that contribute to the character of the streetscape, this should be continued with new development.*
- d. *Modern materials can be used if their proportions and details are sympathetic within the surrounding historic context.*
- e. *Details that contribute to the historic character of the streetscape should inform the design of new buildings.*
- f. *In residential areas, where side access is available, garages and carports should be located behind the front building line to minimise their impact on the streetscape.*

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- g. *New fences, garden walls and other landscape treatments in the vicinity of a heritage item or Heritage Conservation Area should not detract from the identified heritage significance. Existing features that contribute to the heritage significance of the streetscape should be retained.*

3.6.5.7 Materials and Colour

- a. *Use of characteristic materials within the existing area is encouraged in the construction of new buildings.*
- b. *Materials and colours of surrounding buildings should not be copied, but should be reinterpreted in new development.*
- c. *Modern materials can be used provided their proportions and details are harmonious within the surrounding context; colour, texture and tonal contrast can be unifying elements.*
- d. *Annotated drawings, photographs of models or photomontages which describe the relationship between the proposed new development and the context may be required (this will depend on the complexity of the new infill development and likely impact), in terms of the following:*
 - i. *response to predominant materials, textures and colour palette, are they harmonious, complementary or contrasting;*
 - ii. *commensurate quality of new materials to the existing building(s);*
 - iii. *qualities of light and shadow;*
 - iv. *hierarchy of material use, for example, solid masonry base and lightweight upper levels;*
 - v. *relationship between skeleton or structure and skin.*

5. PHYSICAL DESCRIPTION

5.1 Context

- a. The subject site is located centrally along Ashton Avenue between The Entrance Road and Oakland Avenue.
- b. The subject property is a vacant site, currently used as a car park.
- c. The site faces Ashton Avenue in a north easterly direction with rear access via Campbell Avenue, the rear of the site faces a south westerly direction.
- d. The subject property is not within a conservation area and is not a Heritage Item but has been identified as being in the vicinity of two Heritage Items:
 - "Our Lady of the Rosary Catholic Church" located opposite and within a 50m radius
 - "St Andrew's Presbyterian Church" located to the south within a 200m radius
- e. The site is large and relatively level, spanning between Ashton Avenue and Campbell Avenue.
- f. The immediate context is of a mixed typography, including residential structures to the west, assembly buildings to the north and south being Our Lady of the Rosary Catholic Church and The Entrance Public School respectively, and commercial buildings to the east and fronting The Entrance Road.
- g. Buildings in the immediate vicinity are a mixture of single and double storey, with a variety of roof forms and street facing architectural features, including ground floor and first floor verandahs.
- h. An expanded radius includes a number of larger structures, including Lakeside Shopping Centre which is essentially 2-3 storeys in height but of considerable scale in plan, taller residential tower buildings at 6 Warrigal Street, 9 Copnor Avenue, 12 Copnor Avenue, 2 Copnor Avenue being 6-storey, 7-storey, 6-storey and 7-storey respectively not including basement parking levels.

5.2 Summary Condition and Fabric

Subject Site



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Heritage Item 239-243 The Entrance Road, The Entrance. Our Lady of the Rosary Catholic Church of Local Significance.	
Heritage Item 239-243 The Entrance Road, The Entrance. Our Lady of the Rosary Catholic Church of Local Significance.	Heritage Item 239-243 The Entrance Road, The Entrance. Our Lady of the Rosary Catholic Church of Local Significance.

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6. THE PROPOSAL

6.1 Introduction

- a. The proposal is for a mixed use development of the subject site including commercial spacer and carparking at ground floor level with 6 storeys of residential space above.
- b. The proposal forms part of the Central Coast Affordable and Alternative Housing Strategy, providing 50 one and two bedroom apartments, 30 and 20 respectively.
- c. The proposal will include 3,790m² of gross floor area, 39 carparking spaces and 14 bicycle parking spaces.
- d. As well as 50m² of commercial space at ground floor level, the proposal accommodates resident storage, circulation cores, waste room and pump room.

6.2 Documents

This statement was prepared in conjunction with the DA drawings. It is our professional practice to review all design work before finalising the Statement of Heritage Impact and to recommend changes if required in order to make the proposal more appropriate in the heritage context.

Documents reviewed in preparation of this Heritage Impact Statement were prepared by SDA:

Page No	Description	Revision	Date
DD000	Cover Page	D	04/03/2026
DD001	Legend Notes Drawing List	D	
DD002	BASIX Commitments	D	
DD003	3D Perspectives – Sheet 1	D	
DD004	3D Perspectives – Sheet 2	D	
DD005	3D Perspectives – Sheet 3	D	
DD006	Building Envelope – North	D	
DD007	Building Envelope – East	D	
DD008	Development Summary	C	
DD100	Site Analysis Plan	D	
DD101	Site Plan	D	
DD102	Existing Demolition Site Plan	D	
DD103	External Plan	D	
DD104	Landscape and Communal Area Plan	A	
DD200	Ground Floor Plan	G	
DD201	First Floor Plan	G	
DD202	Second Floor Plan	G	
DD203	Third Floor Plan	G	
DD204	Fourth Floor Plan	G	
DD205	Fifth Floor Plan	G	
DD206	Sixth Floor Plan	G	
DD207	Roof Plan	F	

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DD300	Elevations – Sheet 1	D
DD301	Elevations – Sheet 2	D
DD302	Elevations – Sheet 3	D
DD303	Materials and Finishes	A
DD400	Sections – Sheet 1	D
DD401	Sections – Sheet 2	D
DD500	Shadow Diagrams – Sheet 1	D
DD501	Shadow Diagrams – Sheet 2	D
DD502	Shadow Diagrams – Sheet 3	D
DD503	Shadow Diagrams – Sheet 4	A
DD504	Shadow Diagrams – Sheet 5	A
DD505	Shadow Diagrams – Sheet 6	A
DD506	Shadow Diagrams – Sheet 7	A
DD507	Overshadowing	D
DD508	Solar Access Diagrams	C
DD509	Cross Ventilation Diagrams	C
DD510	Glazed Window and Door Schedule – Sheet 1	C
DD511	Glazed Window and Door Schedule – Sheet 2	C
DD512	Glazed Window and Door Schedule – Sheet 3	C
DD513	Glazed Window and Door Schedule – Sheet 4	C
DD514	Glazed Window and Door Schedule – Sheet 5	C
DD515	Glazed Window and Door Schedule – Sheet 6	C
DD516	Glazed Window and Door Schedule – Sheet 7	C
DD517	Glazed Window and Door Schedule – Sheet 8	C
DD600	Notification Plan	D

**Figure 29** Proposed Site Plan

source SDA



Statement of Heritage Impact
23-25 Ashton Street, The Entrance



Figure 32 Front Perspective
source SDA



Figure 33 Front Perspective
source SDA

7. ASSESSMENT OF IMPACT

7.1 Identification of Impacts

- a. Potential impacts arising from the proposed development include:
 - Impact on the views and setting of Heritage Items in the vicinity
- b. This Statement of Heritage Impact analyses the extent of these potential impacts and the measures taken to mitigate any negative impacts. The assessment of impact is based on the policies and guidelines of the relevant planning instruments.
- c. Wherever possible, the assessment of impacts has been aligned to those definitions provided within the Heritage NSW Material Threshold Policy.

7.2 Assessment of Impacts

- a. The subject property is not itself a heritage item however is in the vicinity of two heritage items:
 - "Our Lady of the Rosary Catholic Church" located opposite and within a 50m radius
 - "St Andrew's Presbyterian Church" located to the south within a 200m radius
- b. The potential impacts to these items are limited due to the nature of the items as ecclesiastical buildings within a mixed use setting. In this manner they present as isolated representatives of their type allowing flexibility for a range of building typologies to inform their context.
- c. The proposal is considered to be infill development due to its proximity to listed Heritage Items and as such consideration of character, design, bulk, form, scale and siting as well as material and colour should be well considered and sympathetic to the items.

Character

- d. The character of the context for the heritage items is particularly varied across a relatively flat topography and positioned centrally between ocean and lake.
- e. The type and scale of surrounding development is similarly varied including assembly buildings, commercial office and shopping, low-rise and mid-rise residential including several residential towers of a similar scale to the proposal at around 6-7 storeys in height.
- f. Residential blocks to the west are typically subdivided between streets whilst larger assembly buildings, including Our Lady of the Rosary Church and The Entrance Public School occupy whole blocks. Commercial space tends to front towards The Entrance Road but also includes the Lakeside Shopping Centre which is low but sprawls in plan form to occupy a large area.
- g. The proposal will occupy three smaller lots and extend in a north-south direction between Ashton Avenue and Campbell Avenue. The architects have taken care to allow the building to present as three interconnected masses, one of which face towards Campbell Avenue and two of which front Ashton, which references the original

subdivision pattern whilst responding to the larger lot developments that occupy this central arterial portion of The Entrance either side of The Entrance Road.

Design

- h. The design of the proposal is relatively independent of the Heritage Items in the vicinity, complementing rather than detracting from their prominence by responding to the broader context. Our Lady of the Rosary Catholic Church is particularly prominent within its setting and the proposed development will not detract from that presentation, using colour and material selections to support its context rather than overemphasising or emboldening elements that might otherwise detract from the item.
- i. The proposal is larger than the heritage item however its altered typology ensures that this difference in scale does not diminish significance. The proposal references the Heritage Item in a subtle and sympathetic manner without overtly mimicking key features.
- j. Details that inform the character of the adjacent Heritage Item have been referenced in the design of the proposal, including a verticality in its physical proportions as well as the proportions of glazing, the use of expressed vertical battens as are used on the eastern elevation of the item and the softer curved forms which are evident on the western elevation of the item.
- k. Modern details have been used to reinterpret details within the Heritage Item, such as the inclusion of expressed slab edges and the awning across part of the frontage which responds to the awning arrangement on the eastern elevation of the Heritage Item.

Bulk

- l. The bulk of the proposal has been well managed, breaking the overall mass down into three interconnected volumes.
- m. Height articulates these volumes further, using a taller primary volume towards the centre of the site, around 25m in height, with comfortable setbacks from both street boundaries, a lower volume to the rear, approximately 12m high to manage overshadowing due to the reducing lot width, and a podium type volume towards Ashton Avenue with a height of approximately 15m.
- n. The height of Our Lady of the Rosary Catholic Church is approximately 8m at its southern eave, facing Ashton Avenue, whilst the tower is similar in height to the overall height of the proposal as approximately 25m.

Form

- o. Whilst a highly repetitive or regular pattern of built form in the area could result in higher impacts, this context is highly varied in form and as such the proposal will not disrupt a predominant rhythm or pattern through its own presentation.
- p. The building responds to the low pitched/parapet type roofs of larger residential tower buildings in the vicinity as well as commercial elements forming this central axis either side of The Entrance Road. In doing to the proposal avoids the use of steeper roof

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pitches or roof forms that are more typical of smaller residential buildings to the west of the site.

- q. The ratios of solid to void and of the patterns of fenestration have been well considered, aligning windows where possible to emphasise verticality and including a much greater proportion of glazing to the ground floor commercial space. Larger voids at upper levels typically align with private open space which has been managed through the introduction of screening elements.

Scale

- r. As previously discussed, the proposal is of a larger scale to those elements in the immediate vicinity however responds well to similar residential buildings of a similar scale in the broader vicinity which includes several mid-rise towers of a similar scale.
- s. The contrast between the Heritage Items and the proposed development enhances the prominence of the Heritage Items rather than detracting from them.
- t. The proposed development, in combination with other existing and anticipated future development, will form a suitable background for the Heritage Items without detracting from significance.
- u. The careful use of warm but subtle background colours for the major components of the proposal assist in emphasising the bolder colours and materials used in the Our Lady of the Rosary Catholic Church building.

Siting

- v. There is no strong established pattern to development in the vicinity, again due to the highly varied presentation of built form. The proposal responds to an anticipated front setback to the eastern portion of the building, built to boundary and incorporating an awning over the pedestrian footpath whilst deeper setbacks to the eastern side respond to more typical residential setbacks.
- w. Setbacks increase with height suitably and so manage views, solar access and overshadowing.
- x. Garaging and carparking structures are positioned beneath the building and largely screened from view by fencing and landscaping.

Mitigation Measures

- y. The following mitigation measures have been considered:
- z. **Measure 1:** It was considered whether there would be value in referencing the sawtooth wall of the adjacent Heritage Item fronting Ashton Avenue. The architects reviewed and determined that this would be difficult to meaningfully incorporate alongside the curved forms of the proposal, which in themselves respond to the rear portion of the Item and considered positively.
- aa. In any further detailed design, impacts may be mitigated further through reference to the sawtooth wall of the Heritage Item, perhaps in the presentation of verandah privacy screens of the proposal. This is not a critical mitigative measure however could be considered in tandem with a number of other measures to cumulatively demonstrate a sympathetic response to the adjacent Heritage Item.



- bb. **Measure 2:** It was considered whether there would be value in referencing the asymmetrical glazing/awning arrangement at the frontage of the item. As with the sawtooth wall arrangement, verticality could break the expressed slab edge in the portion described below in order to reference the composition of the Heritage Item. Whilst the podium of the proposal is higher, this difference in scale could be mitigated through adoption of Measures 1 and 2, providing a relationship in the ratio of solid-void, and emphasised by a compositional relationship.



- cc. **Measure 3:** It was considered whether awning posts across the frontage, as described in the images below, could assist in referencing the colonnade that fronts the Heritage Item. Referencing the hierarchy of space and permeability between the public domain and the interior of each building whilst also reinforcing a visual relationship between the Heritage Item and the proposed infill development. The architects considered this and determined it would not be possible in this instance. As with Measures 1 and 2 above,

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this is not independently critical, adoption of alternative mitigative measures could build a sympathetic relationship between the Heritage Item and the proposed infill development which in turn will mitigate the potential impacts of scale, allowing the relationship between street facing building masses mitigate the potential impacts of the proposed larger development.



- dd. **Measure 4:** It was considered whether the composition of the heritage item could be referenced in the format of the apartment building, perhaps using a sympathetic masonry finish across the ground floor and as a full height vertical element. The architects confirmed that the current iteration of the proposal was informed in part by this composition, with a shorter, wider mass to the left and a taller, thinner mass to the right. Whilst there is opportunity for materiality to reinforce this relationship, as with the above measures, this is not independently critical but could be considered simultaneously with other mitigative measures.



Previous Design Options

- ee. The following earlier design options were considered and used to identify elements to be dismissed as well as those elements to retain and develop further. The following was provided by the Architects to help inform us of prior design development work:

Design Iteration 1



- Façade grid was used to create articulation and interest from the streetscape
- Recessed upper form to reduce perceived building mass and scale
- Brick lower floors to link to context
- Overall bulk of the lower levels of the building relating to Council's desired future character and podium height

This design iteration was then workshopped with the client with the following outcomes:

- Façade grid to be removed due to costs associated with a non-necessary item, can we achieve this look with another method?
- Brick to the lower floors to be explored as lightweight cladding – costs, maintenance (e.g. brick efflorescence and staining) and general aesthetics
- Solid lower floors feel too solid for the street-wall, can this be a bit more inviting

Design Iteration 2



- Form to the West of the site has been pushed inwards to create streetscape interaction and allow for general architectural wayfinding to the entry of the building
- Softened curved walls relate to the curves in the heritage Item (church) across Aston Avenue
- Verticality still maintained to link to original design
- Exposed slab edges create horizontal breakup
- Roof extended to follow building form while internal spaces recessed
-

This iteration was getting closer to the ideal outcome, the repositioned mass to the East allows for better solar access and privacy to the neighbouring sites while enabling interaction with the streetscape. The window breakup and general materiality were then explored building off of iteration 1.

Design Iteration 3



- Form and window breakup rationalised and softened with more uniform curves, which reference the vernacular of the church opposite the site.
- Window breakup rationalised, verticality is created in the cladding breakups and products to better link and respond to the vertical elements in the church.
- Lightweight cladding with different profiles used to simplify the palette while still creating interest
- Roof recessed and shape rationalised to better suit the new form and for ease of construction
- Entry fencing and planting designed to enable wayfinding to the main building entry and to provide security

The final design iteration builds on the previous versions to sculpt a relatively simple form that responds to its heritage and local context. The curved walls reference the many apartment blocks and heritage church, while providing a contemporary aesthetic. Simple materials create a robust and easy to maintain building, which is crucial for the client. Building mass is accurately positioned to enable the best outcome for the neighbouring sites, and the stepped form allows for the streetscape to interact with the site, without towering over the footpaths.

Summary Assessment of Impacts

- a. There will be **"Little to No impact"** on St Andrew's Presbyterian Church. The Item is of Historical, Aesthetic and Social significance however is located approximately 100-150m south of the proposal and as such none of which have the potential to impacted adversely by the proposed development.
- b. The proposal is entirely separated from St Andrew's Presbyterian Church with no significant views to and from the item that would be obscured or significantly altered.
- c. There will be **"Minor Adverse Impact"** on Our Lady of the Rosary Catholic Church. The item is of Historical, Aesthetic, Social and Representative significance however those gradings do not rely heavily upon the design context in which the item is accommodated.
- d. Its Historical significance will not be diminished by the proposed development as it shall continue to reflect the population and development of the area at the time of its construction.
- e. It's Aesthetic significance is largely tied to its post-war design and its individual bold materiality, and prominence within its setting. There is value in the manner it contrasts with its broader setting and as such benefits from a lower potential for adverse impact.
- f. Whilst a larger building in the near vicinity has the potential to detract from the Heritage Item, particularly its cruciform tower arrangement. The proposal does not disrupt or detract from prominent views to and from the item with more significant views generally limited to those looking north and south along The Entrance Road whilst the proposed building will be positioned off this axis to the west.
- g. The benefits of the Central Coast Affordable Housing Strategy are supported by the proposed development and relies to some degree on additional scale; reinforcing a sympathetic relationship between the proposed development and the Heritage Item will assist in mitigating the potential impacts of scale without having to physically reduce the proposed development and the associated values that will bring to the area.
- h. The proposal is assessed to be of **"Minor Adverse Impact"**. Adoption of a combination of recommended mitigation measures could reduce this to **"Little to No Impact"**. An assessment of **"Little to No Impact"** acknowledges that there is some impact as a result of a change in context however the broader context of the item includes a number of multi-storey buildings of a similar nature and could expect to be within a future context that includes a number more. Whilst there is some level of impact as a result of the scale and distance of the proposed development, this would be considered to be negligible upon adoption of some combination of the recommended mitigation measures. Any further design development should be reviewed and supported by a revised impacts assessment.

7.3 Views and Settings



Looking Looking toward the site from across Ashton Avenue in a south easterly direction.



Looking Looking toward the site from across Ashton Avenue in a southerly direction.



Looking from the front boundary of the subject site along Ashton Avenue in an easterly direction toward The Entrance Road. The green arrow points toward Heritage Item Our Lady of the Rosary Catholic Church.



Looking from the front boundary of the subject site across Ashton Avenue in an northerly direction.



Looking from the front boundary of the subject site along Ashton Avenue in an westerly direction.



Looking from within the site toward the Heritage Item in a north easterly direction. The green arrow points toward Heritage Item Our Lady of the Rosary Catholic Church.

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Looking along the rear boundary of the subject site in an easterly direction along Cambell Avenue.	Looking from the rear boundary of the subject site in a south easterly direction along Cambell Avenue in the direction of Heritage Item 134-136 The Entrance Road, The Entrance, known as St Andrew's Presbyterian Church of Local Significance.
	
Looking along the rear boundary of the subject site in a westerly direction along Cambell Avenue.	Looking along the rear boundary of the subject site in a westerly direction along Cambell Avenue.
	
Looking from across Cambell Avenue toward the subject site in a northerly direction.	Looking from across Cambell Avenue toward the subject site in a north easterly direction.

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Looking from across Campbell Avenue toward the subject site in a northerly direction.	Looking from the intersection of Campbell Avenue and The Entrance Road toward the subject site in a north westerly direction. The green arrow point toward the subject property.
	
Looking from the intersection of Campbell Avenue and The Entrance Road in a north easterly direction.	Looking from the intersection of Campbell Avenue and The Entrance Road toward the subject site in a north westerly direction. The green arrow point toward the subject property.
	
Looking along Campbell Avenue toward the subject site in a north westerly direction. The green arrow point toward the subject property.	Looking across Campbell Avenue toward the subject site in a north easterly direction. The green arrow point toward the subject property.

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Looking along Campbell Avenue toward the subject site in a north easterly direction. The green arrow point toward the subject property.



Looking across Campbell Avenue toward the subject site in an easterly direction. The green arrow point toward the subject property.



Looking from the intersection of Campbell Avenue and and the Central Coast Highway toward the subject property in a westerly direction. The green arrow point toward the subject property.



Looking from the intersection of Campbell Avenue and and the Central Coast Highway in a westerly direction.



Looking from the intersection of the Central Coast Highway and Ashton Avenue in a northerly direction.



Looking from the intersection of the Central Coast Highway and Ashton Avenue in a westerly direction. The green arrow points towards the subject property.

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Looking from the intersection of the Central Coast Highway and Ashton Avenue in southerly direction.



Looking from Copner Avenue toward the subject property in a southerly direction. The green arrow points toward the subject property.



Looking across Ashton Avenue toward the subject property in a south westerly direction.



Looking along Ashton Avenue toward the subject property in a south westerly direction. To the right of the image is Heritage Item 239-243 The Entrance Road, The Entrance. Our Lady of the Rosary Catholic Church of Local Significance.



Looking across The Entrance Road toward Ashton Avenue in a south westerly direction. The green arrow point toward Heritage Item Our Lady of the Rosary Catholic Church.



Looking across The Entrance Road toward Ashton Avenue in a westerly direction. The green arrow point toward Heritage Item 239-243 The Entrance Road, The Entrance.

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Looking across The Entrance Road toward Ashton Avenue in a north westerly direction. The green arrow point toward Heritage Item 239-243 The Entrance Road, The Entrance.



Looking from Ashton Avenue toward the rear of the Heritage Item 239-243 The Entrance Road, The Entrance in a north easterly direction.



Looking from Ashton Avenue toward the rear of the Heritage Item 239-243 The Entrance Road, The Entrance in a north easterly direction.



Looking from the intersection of Ashton Avenue and The Entrance Road toward the Heritage Item 239-243 The Entrance Road, The Entrance in a northerly direction.

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Looking from the intersection of Ashton Avenue and The Entrance Road toward the Heritage Item 239-243 The Entrance Road, The Entrance in a northerly direction.	Looking from the intersection of Ashton Avenue and The Entrance Road toward the Heritage Item 239-243 The Entrance Road, The Entrance in a northerly direction.
	
Looking toward the Heritage Item 239-243 The Entrance Road, The Entrance in a northerly direction.	Looking toward the Heritage Item 239-243 The Entrance Road, The Entrance from across The Entrance Road in a north easterly direction.

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Looking toward the Heritage Item 239-243 The Entrance Road, The Entrance from across The Entrance Road in a north easterly direction.	Looking toward the Heritage Item 239-243 The Entrance Road, The Entrance from across The Entrance Road in a south westerly direction.
	
Looking toward Heritage Item 134-136 The Entrance Road, The Entrance, known as St Andrew's Presbyterian Church of Local Significance.	Looking toward Heritage Item 134-136 The Entrance Road, The Entrance, in an easterly direction from The Entrance Road.
	
Looking toward Heritage Item 134-136 The Entrance Road, The Entrance, in a south easterly direction from The Entrance Road.	Looking from the Heritage Item 134-136 The Entrance Road, The Entrance along The Entrance Road toward the Heritage Item 239-243 The Entrance Road, The Entrance, indicated to by the green arrow.

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Looking from the Heritage Item 134-136 The Entrance Road, The Entrance along The Entrance Road toward the Heritage Item 239-243 The Entrance Road, The Entrance, indicated to by the green arrow.	Looking from the Heritage Item 134-136 The Entrance Road, The Entrance along The Entrance Road toward the Heritage Item 239-243 The Entrance Road, The Entrance, indicated to by the green arrow.

- a. The significance of the Heritage Items in the vicinity will not be diminished as a result of the proposed development.
- b. Primary views to and from each item follow The Entrance Road in a north-south direction whilst the proposal occupies land further to the west. Significant views to and from the Heritage Items will not be adversely impacted on by the proposed development.

7.4 Materials and Colours

- a. The material and colour selections for the proposed additions shall complement the Heritage Items in the vicinity as well as responding appropriately to context and typology.
- b. The proposed colour and materials shall be simple, neutral and warm in order to enhance the contemporary presentation of the proposal whilst reducing mass and ensuring that the proposal doesn't detract from the adjacent Heritage Item.
- c. The proposal uses a range of base tones to each of the building masses in order to reinforce articulation and mitigate the potential impacts of bulk and scale.
- d. A darker coloured aluminium cladding to the podium volume assists in grounding the proposal whilst light coloured claddings mitigate the impacts of taller elements.
- e. Exposed concrete ties the scheme together, providing a visible framework to support lighter claddings. There could be value in breaking the horizontal expressed slab edge in order to reinforce a verticality that responds to the adjacent Heritage Item.
- f. New windows and doors in shall be aluminium with commercial framing to the ground floor level. This is considered appropriate in this instance, contrasting in colour and materiality with the Heritage Item opposite whilst responding to its building typology.
- g. Both darker and lighter cladding types include warmer tones which is considered positively and supported by the use of timber-look soffits and screens, responding to the warmer tones of the adjacent heritage item without mimicking through the use of red brick.
- h. The following colours and materials or similar are suggested and otherwise as described on the architectural documentation. These or similar selections are supported:



ALUMINIUM TIMBER-LOOK SOFFITS AND SCREENS PROVIDE WARMTH AND TEXTURE



LWC1 & LWC2
LIGHT-COLOURED ALUMINIUM CLADDING ENABLES A VISUAL CHANGE TO HELP RECESS THE FORM AS THE BUILDING STEPS



LWC1 & LWC2
DARK-COLOURED ALUMINIUM CLADDING FORMS PART OF THE BASE AND DISTINGUISHES THE CONCRETE FLOOR PLATES



EXPOSED CONCRETE CREATES A SOLID BASE FOR THE REST OF THE FORM TO BUILD ON

8. RECOMMENDATIONS AND CONCLUSIONS

The following conclusions are made based on the assessment of heritage impact:

- a. The proposal is generally sympathetic to Heritage Items in the vicinity, resulting in a change in context however with little potential to adversely impact the criteria under which each item is significant.
- b. The potential impacts to these items are limited due to the nature of the items as ecclesiastical buildings within a mixed use setting. In this manner they present as isolated representatives of their type allowing flexibility for a range of building typologies to inform their context.
- c. There will be "Little to No impact" on St Andrew's Presbyterian Church.
- d. There will be "Minor Adverse Impact" on Our Lady of the Rosary Catholic Church.
- e. The following recommendations are made:
 - Whilst "Minor Adverse Impact" could be considered an acceptable level of impact. Adoption of some or all of the identified mitigation measures could assist in reducing potential impacts to Our Lady of the Rosary Catholic Church to "Little or No Impact".
 - Any further design development should be reviewed and supported by a revised impacts assessment.
 - A full Colours and Materials Schedule should be prepared to support the scheme.
- f. The design meets the objectives of the Central Coast DCP and will sit well within the broader context of the Heritage Items, managing necessary restrictions and limitations suitably in order to mitigate impact.
- g. This report shall be read in conjunction with the final development application drawings and Statement of Environmental Effects.
- h. The final assessment is that based on the considerations within this Statement of Heritage Impact, the proposal should be approved.



Jason Penhall
CONTEMPORARY HERITAGE



Jadine Penhall

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