

## **Should we thank the Corkman Cowboys?**

Raman Shaqiri and Stefce Kutlesovski may have done heritage a favour with their illegal demolition of the Corkman Hotel. ('Corkman cowboys cut deal to redevelop pub site' 30/5) Turns out that despite there being a Heritage Overlay on the building, a Design and Development Overlay had been put in place a year before the demolition, which permitted a 40 meter tower (12 stories) set back 6 metres from each street frontage at a height of 24 meters.

With the planning scheme creating such high development expectations on a heritage site, recent experience would suggest that the best outcome one might have hoped for would be retention of the façade of the hotel on the two street frontages and possibly some heritage features within the 6 meter setback. All dominated by a 40-meter tower.

This is hardly a dignified fate for such a venerable building. Better surely that we have been saved from being constantly presented with such a miserable pretense at heritage conservation.

And be warned. Design and Development Overlays promoting destructive levels of development are in the process of creeping, largely unnoticed, across many heritage areas in the inner suburbs. These are time bombs that will only attract outrage once development gets underway. By then it will be too late.

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