

Statement of Heritage Impact

107 Main Street, Grenfell, NSW 2810

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1/-/DP333399 1/-/DP946363 1/-/DP970660
PAN-509750

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1. Introduction

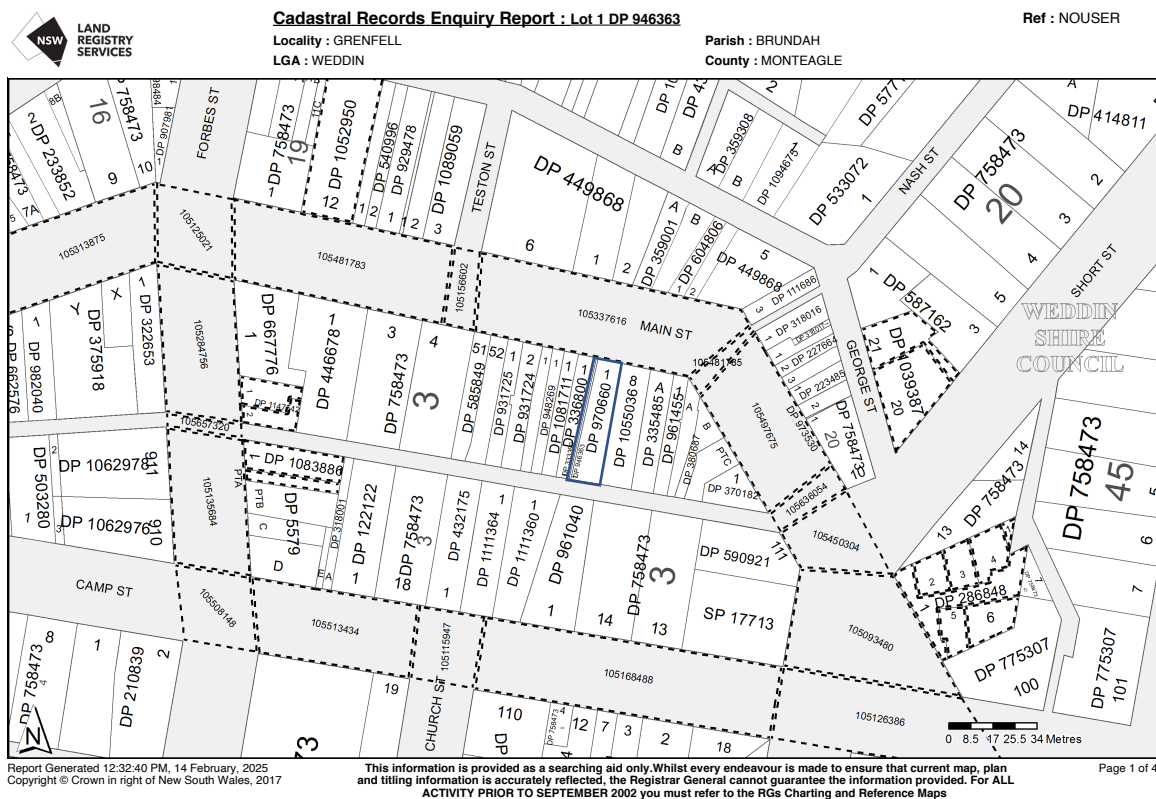
Property Description:

107 Main Street, Grenfell 2810

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A development application PAN-509750 is being made for minor alterations to an existing Class 6 commercial space by way of a new glazed shop front and accessible entrance. The remainder of the works are internal – new slab and basic fit out. The integrity of the building's history will be preserved and the new frontage in keeping with the surroundings.

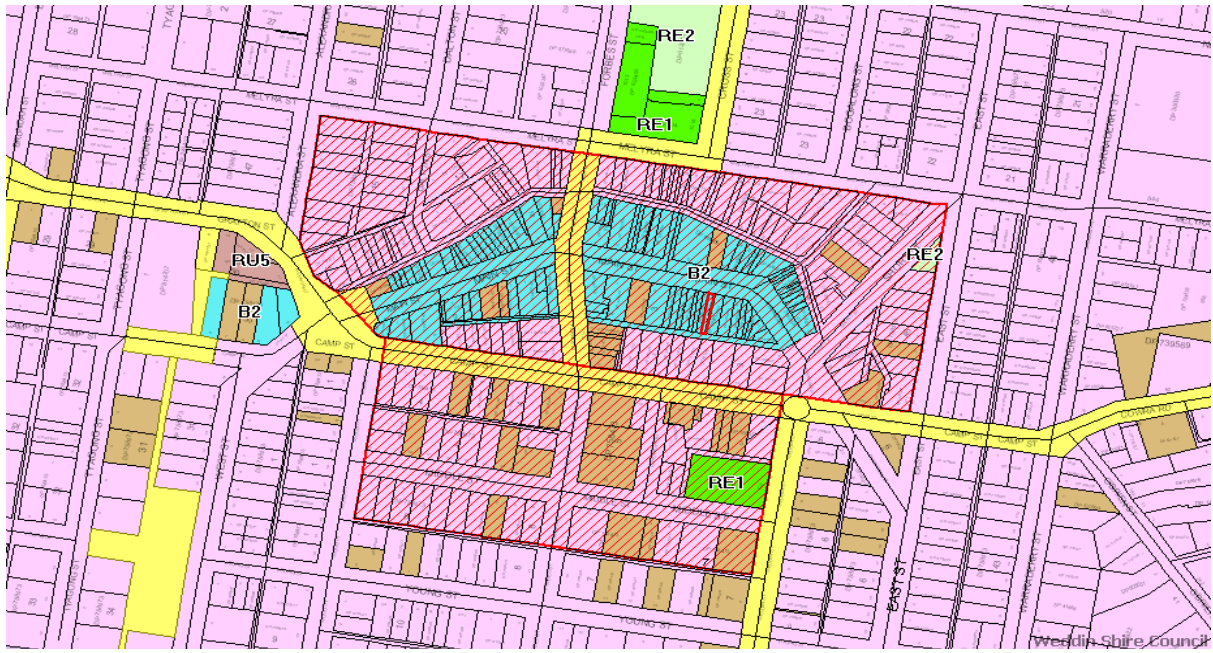
The DA takes into consideration Weddin Local Plan 2021, Weddin DCP and state environmental planning policies & BCA.



2. Site Description

The development site is located at 107 Main Street, Grenfell within the E1 zone – commercial. As the development is located within a heritage conservation area, clause 5.10 of the Weddin LEP is applicable.



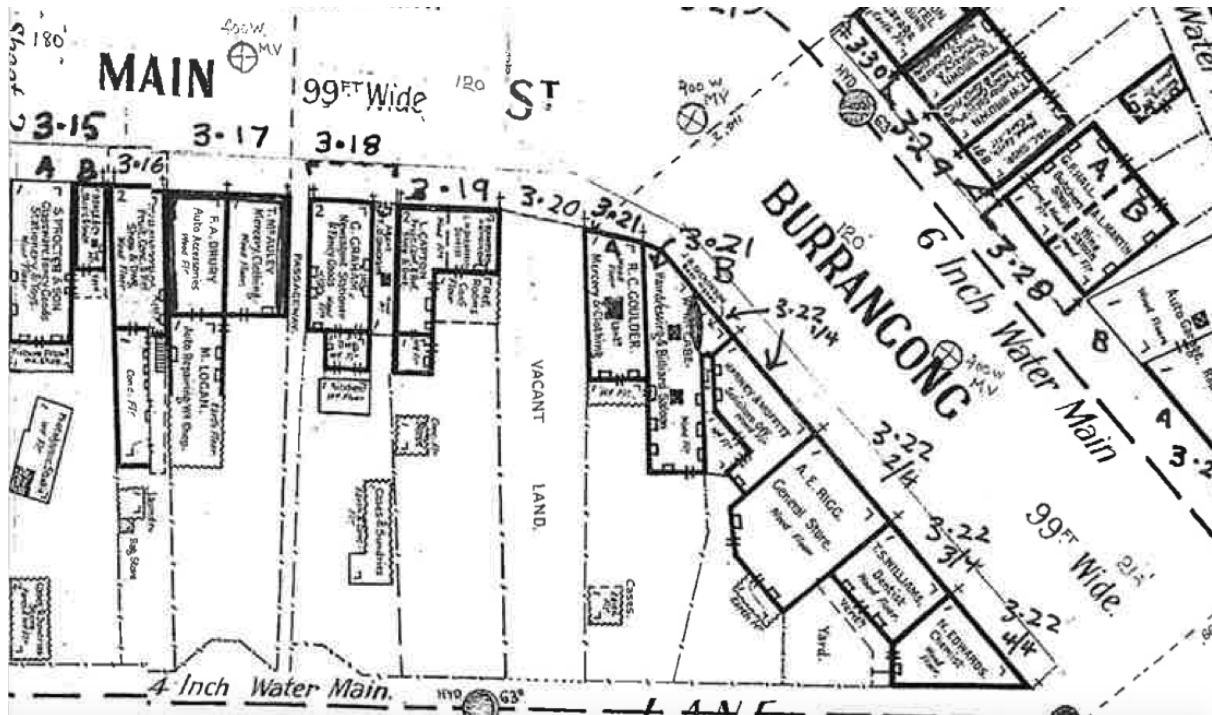


Grenfell Urban Conservation Area & Grenfell Conservation Area No 2

3. Background History

107 Main Street has had several uses over the years as a retail space. The shop has been neglected in recent years.

The building itself is not heritage listed.



Grenfell Main Street Plan – 1932

4. Statement of Cultural Heritage Significance

The development involves several new openings listed below meaning development consent is required in accordance with sub Clause 2 Weddin LEP.

New glazed shopfront and accessible entrance.

- Recessed doorway with above transom – compliance with Access to Premises standards.
- Glazed display window, tiled stall riser and cill.

The development does not involve any subdivision or disturbance of any heritage listed items] or known item of archaeological significance. The development does not involve the disturbance of any Aboriginal object or place of Aboriginal heritage. The development is consistent with sub-clause [2] Weddin LEP.

The following information has been taken from Grenfell Heritage Study 1992 & Heritage Recommendations – Grenfell Heritage Study< Pip Giovanelli, 2006

W.J.W.
1969

GRENFELL NEWSAGENCY, 107 Main street

This building was created by Thomas Dodd in 1887. His father was a well known miner who died down the Consols mine in Grenfell in 1887. Young Tommy grew up in Grenfell and became a gold buyer in early life, later opening a newsagency in George St, in buildings which are now the older portion of Grenfell Motors Ltd.

He moved from here in 1887 and built a new brick premises at 107 Main Street, to which he shifted his newsagency, carrying on until selling out to Mr M. Levy of Kempsey in March 1902.

Mr Levy sold out to brothers Dennis and James Lane of Nymagee in 1906, who remained here 20 years before selling to R.J. Temple in 1926.

It is not known who Mr Temple sold to, but Mr George Graham was in the agency from at least 1930 to 1945.

It is not known who Mr Graham sold to but probably to Mr Farmer. It is not known how long Mr Farmer was here.


Mr J. Ellery, who had the agency from to August 1956, sold out to Mr Harry Nicoll, who is still in business here in 1969.

As this building has been a newsagents and stationers etc since the year 1887, a term of 82 years, a record for the longest business carried out in a Main street building only topped by the "Record" building, and the Royal hotel building.

oooooooooooo

Nicoll's Newsagency is the next building, 107 Main St. It was erected for Mr Tommy Dodd as a newsagency in 1887, he carried on business here until selling out to M. Levy in 1902. Mr Levy sold out to Dennis and James Lane in 1906. Lane brothers remained here until selling out to R.J. Temple in 1926 and it has in turn been run by Mr Gavill, Mr Graham, Mr Farmer, Mr Ellery until purchased by Harry Nicoll in 1956. So this building has been a newsagents since 1887, a term of 82 years, and has many narrow escapes from the different fires which burnt out buildings on either side of it over the years.

BUILDINGS & OTHER WORKS/RELICS GRENFELL PRECINCT HERITAGE STUDY 1992

(NOTE: numbers denote corresponding numbers Inventory Manual July 7)		DATE INSPECTED (13)	COUNCIL REF. NO.	REF. NO. (1)
PRESENT NAME (14) NEWSAGENCY		15.09.92		3.18
PREVIOUS / OTHER NAMES (17)				
LOCATION (10)		ORAI		
STREET NO. 107 - 109				
TOWN / SUBURB Grenfell		GRAPHIC		
LOCALITY Weedby				
PRESENT OWNER (10a)				
NAME Mr Marilyn Lolgh Wise				
ADDRESS				
STREET NO. 107 STREET NAME McIT POSTCODE 2570				
CATEGORY (21) Building		PROPERTY DETAILS (22) ABS 2546		
SUB CATEGORY (5) Newsagent		REAL PROPERTY DESCRIPTION (16)		
DATE OF CONSTRUCTION (15a)		PT Lot 7 Sec 8 DP 7684/3		
ARCHITECT / DESIGNER (15c)		SITE AREA (16) Unknown		
BUILDER (15g)		12.64/ x 50.29/		
		EXISTING ZONE (16) V		
PHOTOGRAPH (11)		Scale: Map/Chart ref No. Easting: Northing: Latitude: Longitude:		
Roll No. 7477 Negative No. 16				
		HISTORICAL PERIOD (18) PERIOD PRE 80% 1900-1925 1926-1950 1951-1975 1976-1990 1990-1995 1996-1999 POST 1999		

PHOTOGRAPH FOR WEDDING SHOP COUNCIL BY TROPMAN & TROPMAN ARCHITECTS

Place name



The Conservation Opportunities above have been proposed to assist the owner in developing a long term conservation strategy. For further detail contact the Wedkin Shire Council heritage adviser.

5. Physical analysis

The shopfront will be replaced with a new glazing and accessible entrance as seen on the Development plans and be in keeping with the surrounding streetscape.

The remainder of alterations are internal.



Exiting shop front



6. Description of the Proposal

The proposed changes includes a redesign of the shop façade – glazed elements, tiled stall riser and cill, all of which will be in keeping with the surroundings and accessible entrance way (1:10 at 1200mm). All will be a minor changes and have no major impact, therefore a heritage management document is not required to be prepared as the heritage significance of this buildings contribution within the conservation area is consistent as before. The development is consistent with the provisions of subclause 5.

There will be no changes to the main commercial building façade (Central West Funerals) or the shop top housing on Main Street. The proposed development will have minimal negative impacts to the area of heritage and cultural significance.

Setting, views and vistas

There is no change to the landscape, vista and character of the building.

Demolition

No demolition is proposed to any heritage item listed on the local or State Heritage Register.

Aboriginal cultural heritage

There are no items identified as Aboriginal cultural heritage values. There are no registered Aboriginal cultural heritage sites registered on the Aboriginal Cultural Heritage Information System (ACHIS).

Historical archaeology

No known impact on historical archaeology. Based on the historical land use and disturbance of the subject site, there is low potential for archaeological resources to be found.

Natural heritage

Does not identify the heritage item as a place of natural heritage values.

Conservation areas

The redesign of the shopfront within the Heritage Conservation Area - the proposal will have a positive impact on the Main Street, new retail opportunity, removal of unsympathetic faced and continuous maintenance of a Mains Street property.

7. Statement of Heritage Impact

As the proposed changes are minimal and sympathetic to the surrounding heritage conservation area a heritage management document is not required to be prepared as the heritage significance of this buildings contribution within the conservation area is as consistent as before.