



URBIS

HERITAGE IMPACT STATEMENT

192 Ferguson Street Glen
Innes

Prepared for
CROWN LANDS AND PUBLIC SPACES
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Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

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EXECUTIVE SUMMARY

This Heritage Impact Statement has been prepared by Urbis for the Crown Land and Public Spaces in support of the demolition of the existing for 192 Ferguson Street, Glen Innes (subject site).

The subject site includes the listed heritage Item (I207) – Cottage within Schedule 5 of the Glenn Innes Severn Local Environmental Plan 2012. The proposal consists of the demolition of this building with retention of the existing trees on site. Further details of the proposed works are included in Section 5.

The site is also located within the vicinity of the below heritage items:

- Item I075 – Park Street, Glen Innes being “Glen Innes Butter Factory”
- Item I123 – Lambeth Street, Glen Innes “Glen Innes Railway Station Group”
- SHR 01149 – Railway Street, Glen Innes, being “Glen Innes Railway Station Group”

This HIS has been prepared to determine the potential heritage impacts of this demolition on the heritage significance of the remnant building and the items located in the vicinity of the development.

A detailed impact assessment of the proposed works has been undertaken in Section 5 of this report. The proposed demolition has been assessed as acceptable and to have no impact on the vicinity items.

The demolition of the existing building is understood to be necessitated by a pressing public safety concern due to its deteriorating condition which is best mitigated through the removal of the building. The Structural Assessment outlines that the fire damaged wall linings, ceilings, floorboards, doors and joinery would be required replacement. Strengthening or replacement of damaged structural framing would be required, and replacement of windows may be required (to be confirmed following removal of boards). The proposed demolition of the Heritage item is acceptable from a heritage perspective given the below points:

- In the Glen Innes Severn Local Environmental Plan 2012, Schedule 5, 192 Ferguson Street Glen Innes is listed under Item I207 as a cottage. The State Heritage Inventory makes additional reference to the now destroyed building at 184 Ferguson Street. The historical relationship between the two cottages first began in 1895-7, with the purchase of the land for the ‘Indigent Poor’, and later as an alms-house. The two items have been continuously assessed in association with one another in available records (particularly the 1990 Heritage Study). However, the historic association was lost with the destruction of the adjacent building and the shared values outlined in the 1990s Heritage Study have been diminished.
- The subject building is a pedestrian example of vernacular Federation period architecture, it cannot be attributed any particular style of that period. The building utilises simple materials and design, likely an indicator of its charitable origins. The fabric associated with the items has been notably degraded through fire damage. The western elevation and part of the roof structure has been destroyed.
- In addition to the above the site is subject to a land claim by the New South Wales Aboriginal Land Council (NSWALC) and the Aboriginal Land Rights Act 1983 which is designed to return land to Aboriginal people as compensation for past dispossession. In alignment with this intent, land granted through the claims process should not be unduly constrained, enabling the Aboriginal community to derive meaningful benefit from it. As such, it would be inappropriate to encumber the site by built heritage development commitments and a building which requires substantial reconstruction.
- The demolition of the building would have some impact on the character of the street (noting however the dilapidated condition). However, it would not have a notable impact on the setting of the nearby heritage items as it does not make a direct contribution to the values associated with those items.
- Mitigation measures to reduce the potential heritage impact of the demolition works could include a photographic archival recording as recommended below.

RECOMMENDATION

The site should be archivally recorded prior to demolition (as far as practicable given the constraints on internal access due to condition).

1. INTRODUCTION

1.1. BACKGROUND & PURPOSE

Urbis has been engaged by Crown Lands and Public Spaces to prepare this Heritage Impact Statement for 192 Ferguson Street, Glen Innes (hereafter referred to as the 'subject site'. The subject site is a listed heritage item (as listed under Schedule 5 of the Glen Innes Severn Local Environmental Plan 2012) and is not within a Heritage Conservation Area (HCA).

Glen Innes Severn Council requires a Heritage Impact Statement to be submitted for the demolition of any listed Heritage buildings within the LGA. A Heritage Impact Statement is required to provide information about the potential heritage significance of an existing building.

Further details of the proposed works are included in Section 5.

This HIS has been prepared to determine the potential heritage impacts of the development on the heritage significance of 192 Ferguson Street, Glen Innes. A detailed impact assessment of the proposed works has been undertaken in Section 5 of this report.

1.2. METHODOLOGY & LIMITATIONS

This HIS has been prepared in accordance with the Heritage NSW guidelines 'Assessing Heritage Significance'. The philosophy and process adopted is that guided by *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013*.

The preparation of this report relies on the site inspection conducted by Alex Been, a Structural Engineer for AC Been Consulting Engineers Pty Ltd. Note that the internal spaces were not able to be inspected by Alex Been due to safety concerns. Internal imagery was sourced from the *2023 Backlog Maintenance Program Report* by the Department of Planning and Environment.

Site constraints, opportunities and impacts have been considered with reference to the relevant controls and provisions contained within the *Glen Innes Severn Local Environmental Plan 2012 (LEP)* and the *Glen Innes Severn Development Control Plan 2014 (DCP)*. This HIS is limited to the assessment of built heritage impacts of the proposal. It is beyond the scope of this report to assess the archaeological potential of the subject site or assess any potential archaeological impacts as a result of the proposal.

1.3. AUTHOR IDENTIFICATION

The following report has been prepared by Jelena Vukovic (Heritage Consultant). Alexandria Cornish (Associate Director) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of AC Been Consulting Engineers Pty Ltd.

2. SITE DESCRIPTION

2.1. SITE LOCATION

The subject site is located at 192 Ferguson Street, Glen Innes within the Local Government Area (LGA) of Glen Innes Severn Shire Council. The site is legally described as Lot 1 in Deposited Plan 758447. The site is situated on Ngoorabul/Ngarabal land. The site is located on the main road leading from Glen Innes to Inverell and is surrounded by a flat landscape and topography in Glen Innes. Glen Innes is a parish and town on the Northern Tablelands, in the New England region of New South Wales.

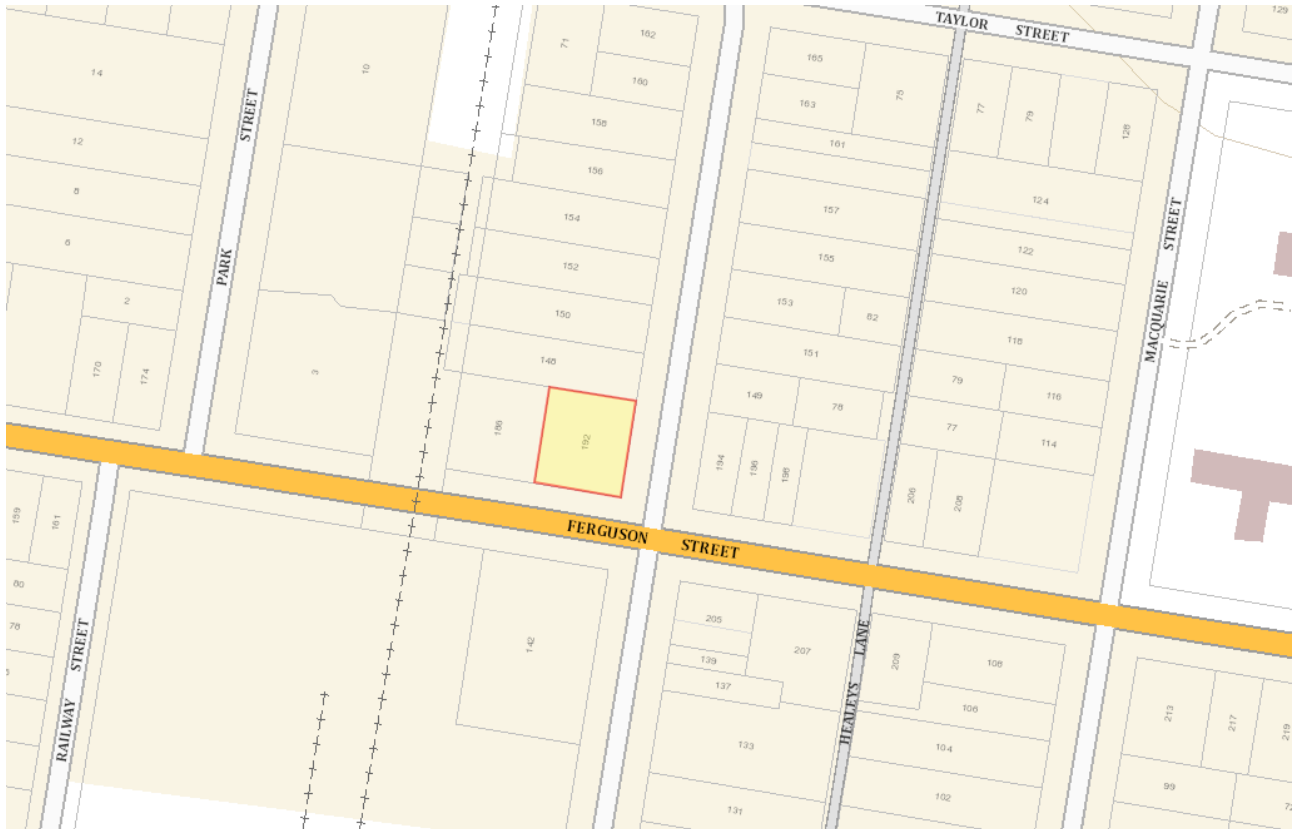


Figure 1 Location map showing the subject site outlined in red.

Source: SIX Maps 2023

2.2. SETTING

The subject site is located on the corner of Ferguson and Lambeth Street, within the town of Glen Innes.

The area in which the subject site is located is, on a flat landscape with a generally rectilinear street layout, allowing for regular building allotments. The natural flat topography of the landscape has allowed for a predominantly residential area to arise, mostly consisting of one-storey dwellings. Local pubs, restaurants, petrol stations and stores are evident across the area, with a BP petrol station and hardware store diagonally across the subject site. The subject site is located within a mixed-character area, consisting primarily of pre-1960s houses, as well as later development houses and commercial buildings.

In the vicinity of the site, a petrol station and timber and hardware store are located, with few restaurants and pubs in its surroundings.



Figure 2 Exterior view of the front façade of the subject site including the surrounding landscape and flora.

Source: Google Earth



Figure 3 Overgrowth of Grass and Vegetation within the Yard.

Source: Fulcrum Report, 2022



Figure 4 Exterior view to the petrol station and hardware store in the vicinity of the subject site

Source: Google Earth

2.3. SUBJECT SITE DESCRIPTION

The following description was extracted from the State Heritage Inventory on the site:

The earlier two buildings were constructed of weatherboard and galvanised iron with a high external brick chimney. The high gabled roof and architectural detail is distinctive. Originally built in a U shape, the verandah has been enclosed with two entrance ways¹

The subject site is a Federation Bungalow, likely constructed in the late 19th to early 20th century. The cottage features an open gabled hipped roof with red corrugated iron sheeting. It is a single-storey rectangular dwelling built with timber on brick foundations. On the front façade, as well as the east and west ends of the cottage, three corbel-top brick chimneys extend outward and are painted in a cream colour. The front façade also features timber wall-hung shingles. A second, lower roof extends beneath the main roof, marking the entrance to the property.

¹ Heritage NSW. (n.d.). 192 Ferguson Street, Glen Innes. Heritage NSW. <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1600050>

The cottage is divided into dual occupancy spaces, with two doors located on the front façade, flanked by timber windows on either side. On the western portion, the timber windows are separated into three panels on each side, with a larger window beneath the open-gabled roof. On the eastern portion, four timber panels are located to the left side, one on the right, and a symmetrical window to the western side beneath the open-gabled roof. Both entrances have steps and railings leading to a hallway inside the residence. Internally, the residence is predominantly constructed of timber, with timber flooring and doors.

The below description of the property, in particular, its structural integrity and composition following the fire, was summarised from the Structural Assessment conducted by AC Been Consulting Engineers on the 24th June and 3rd December 2024.

The main portion of the building is U-shaped in form, constructed with timber framing and pitched roofs with twin gables at the front and hips at the rear. The building contains two separate residences (east and west) separated by a central masonry wall. An enclosed veranda is located at the primary façade and a series of small annex rooms are in the area.

The roof of the dwelling is constructed of corrugated sheet metal, as is also evident within the external walls of the annexes, as well as fibrous cement board. The perimeter walls are supported on rubble stone-sub floor walls. It is likely that the internal walls and floor framing is supported on stone piers or brick, however, this was unobservable. The walls and ceilings are lined with timber lining boards and plasterboard or fibrous cement board.

The external walls of the main portion of the building are clad with timber weatherboards. At the centre of the building, there are brick fireplaces and chimney's as well as at each (east and west) end. Some cracking and mortar loss was observable at the central chimney.

Decay is also evident within some of the weatherboards and timber trims. At the front entrance, the floorboards and floor framing has also been subjected to decay. Some minor collapse of the perimeter sub floor walls under the walls and fireplaces are also evident.

The western residence has been damaged significantly by fire with all internal floor, wall and ceiling finishes charred or smoke damaged. In several areas the ceiling and internal finishes have collapsed. The roof framing appears mostly intact, but there is debris from collapsed ceilings on some floors, likely causing damage to floor finishes and floorboards. The floor framing remains intact. The brick dividing wall is intact with only superficial damage. Timber doors, door framing, and window framing at the front are severely charred.

The eastern residence on the other hand, does not appear to have been damaged by the fire, excluding minor damage to the annex. Timber decay is evident within certain areas, however, this remains associated with a lack of maintenance.

Since the report in 2024, a previous fire has caused a large portion of damage to the dwelling. This has significantly altered the condition, structural integrity, usability, safety and accessibility of the site as well as altering the original design. The impacts and effects of this damage will be discussed below.

On the western wall and roof, the fire has caused loss and collapse to the weatherboards, roofing and framing. A small section of roofing sheet has fallen from one valley with some studs, the top plate as well as some rafters and roof battens either having been subjected to fire damage or completely burnt away. Several of the rooms contain charred lining boards as well as damaged /fire-stained plaster or fibrous cement sheets. Collapsed ceiling boards were also evident. Debris from the collapsed ceilings is evident, and it is likely that there is damage to the floorboards, floor finishes, and some of the structural floor framing.

The general condition of the dwelling contains some intact elements, including the wall cladding and the main portion of the roof. However, the fire damage remains relatively extensive and has impacted upon the overall condition of the subject site.



Figure 5 Aerial diagram showing the subject site outlined in red.

Source: SIX Maps 2023



Figure 6 External view of the fire damaged roof and wall at the west end of the building

Source: AC Been Consulting Engineers Report, 2024.



Figure 7 External view of the collapsed sub floor wal and decay of weatherboards and trim.

Source: AC Been Consulting Engineers Report, 2024.



Figure 8 External view of peeling paint and minor decay of weatherboards, including the discontinuous downpipe.

Source: AC Been Consulting Engineers Report, 2024.



Figure 9 External view of charred ceiling, timber framing and weatherboards.

Source: AC Been Consulting Engineers Report, 2024.



Figure 10 External view of charred door framing and weatherboards with damaged gutter at front annex.

Source: AC Been Consulting Engineers Report, 2024.



Figure 11 External view of the decayed floorboards and floor framing with detached weatherboards and decay wall framing at front annex.

Source: AC Been Consulting Engineers Report, 2024.



Figure 12 External view of rubble collapse beneath the brick fireplace

Source: AC Been Consulting Engineers Report, 2024.



Figure 13 External view of the collapsed sub-floor wall

Source: AC Been Consulting Engineers Report, 2024.



Figure 14 External view of mortar loss and cracking in the central chimney.

Source: AC Been Consulting Engineers Report, 2024.



Figure 15 Internal view of the decaying timber doorframe and fire damage.

Source: Backlog Maintenance Program Report, 2023



Figure 16 Internal view of the fire damage.

Source: Backlog Maintenance Program Report, 2023



Figure 17 Internal view of the fire damage to the window.

Source: Backlog Maintenance Program Report, 2023



Figure 18 Internal view of west front bedroom

Source: AC Been Consulting Engineers Report, 2024.



Figure 19 Internal view of the collapsed ceiling, charred surfaces in west central room

Source: AC Been Consulting Engineers Report, 2024.



Figure 20 Internal view of charred wall finishes and in rear west bedroom

Source: AC Been Consulting Engineers Report, 2024.



Figure 21 Internal view of smoke damaged finishes in west rear annex rooms

Source: AC Been Consulting Engineers Report, 2024.



Figure 22 Internal view of intact east rear annex room

Source: AC Been Consulting Engineers Report, 2024.



Figure 23 Internal view of intact central east room

Source: AC Been Consulting Engineers Report, 2024.



Figure 24 Internal view of intact rear east bedroom

Source: AC Been Consulting Engineers Report, 2024.



Figure 25 Internal view of intact front east bedroom

Source: AC Been Consulting Engineers Report, 2024.



Figure 26 Internal view of east verandah with minor fire damage

Source: *AC Been Consulting Engineers Report, 2024.*

3. HISTORICAL OVERVIEW

The following history was extracted from the Glen Innes Heritage Study Historical Archaeological Component 2012, unless otherwise referenced:

The remote and isolated nature of Glen Innes saw the limited expansion of urban settlement in the area until the 1830s when permanent settlement began to be established. Large stock stations were introduced, forming the nucleus of later villages, and pastoralism began as a primary industry. This primary industry would thus also contribute to the growth of related secondary industries such as cheese factories, flour mills, tanneries and wool scouring.

It would not be until the 1840s however, that formal villages and towns began to be established. In 1851 the area was surveyed and its position on the main north-south road was foundational to its success. By 1852, the town was gazetted and the first land lots were sold in 1854.² By this time, the population began to grow steadily over the next two decades. The town remained reminiscent of the Celtic heritage of many of the early European settlers and was named Glen Innes by Archibold Mosman.³

Between 1870 and 1890, mining began to transform Glen Innes. Throughout this time, the village grew into a town and expanded into public buildings, service and commercial outlets, improved sanitary facilities, and lighting and power. In 1884, the Great Northern Railway prompted the construction of many of the town's most substantial buildings, however, the railway ceased operations in Glen Innes in 1988.⁴ As the town began to grow, so did the demand for new services with roads becoming the priority.⁵ Electricity became introduced in 1922 when the town installed an electricity generating plant situated off the 'Great Northern Road', now the New England highway.⁶

Town development would grow steadily into the 1920s, including soldier settlement that would be successful in both World War I and II. Urban settlement has, however, declined, as seen in the Beardy Weir dam constructed in the 1930s for the Depression work programs. From the 1920s onwards, Glenn Innes has remained a stable town yet by the 1950s onwards, pastoralism began to steadily decline. By 2004, with the amalgamation of the municipality and shire, the population of the Glen Innes Severn Council was estimated at 8,900 people.⁷

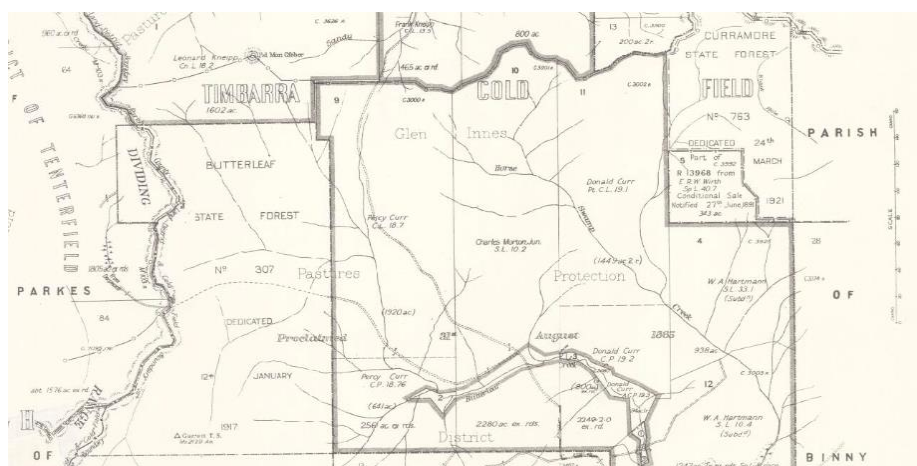


Figure 27 1950 Map of the Land District of Glen Innes

Source: National Library of Australia, Object No. 572142743

² Glen Innes & District Historical Society, available at: <https://www.beardieshistoryhouse.info/glen-innes/>

³ Ibid.

⁴ Ibid.

⁵ Ibid.

⁶ Ibid.

⁷ Ibid.

3.1. SUBJECT SITE HISTORY

The municipality of Glen Innes was proclaimed 17th June 1872. Within this, the subject site formed part of the central area of Town of Glen Innes, particularly Lot 1 in Section 31. The corresponding lot 20, was formerly the paired cottage associated with the current subject site. In 1876, the two cottages were subdivided into separate allotments.

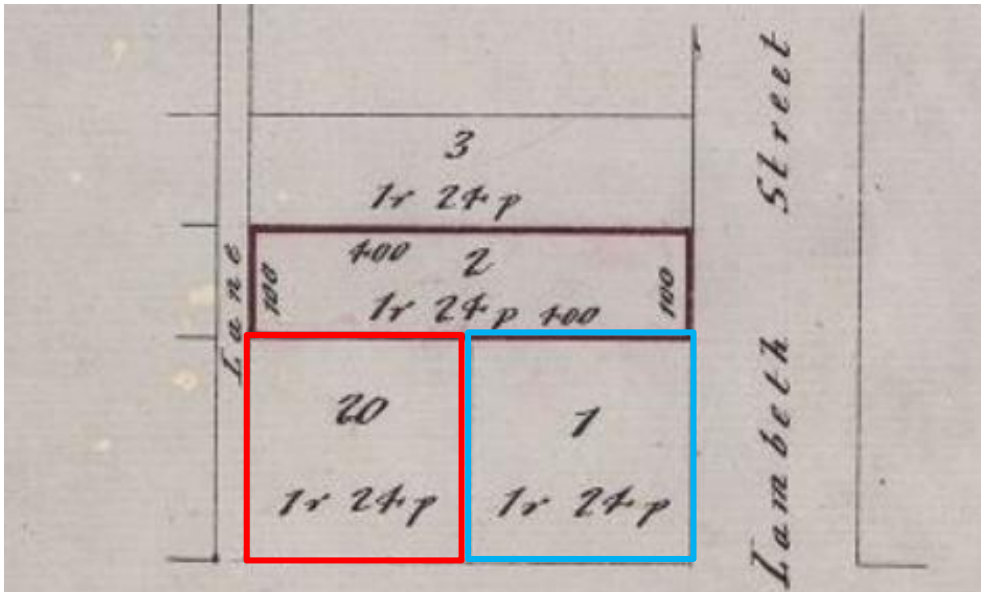


Figure 28 Extract from 1876 adjacent land records (lot 2) with the subject site outlined (blue) and the joined cottage outlined (red).

Source: NSW Land Registry Services, 'Land Records', Vol. 356, Fol.51

The corresponding lot 20, was formerly the paired cottage associated with the current subject site and together were referred to as 'Pound' in 1883. Whilst no further information was found regarding its referral as a 'Pound', it is likely that the area may have been used as a yard in association with markets for the reserved square. However, by 1895-7, the site would no longer be referred to as this.

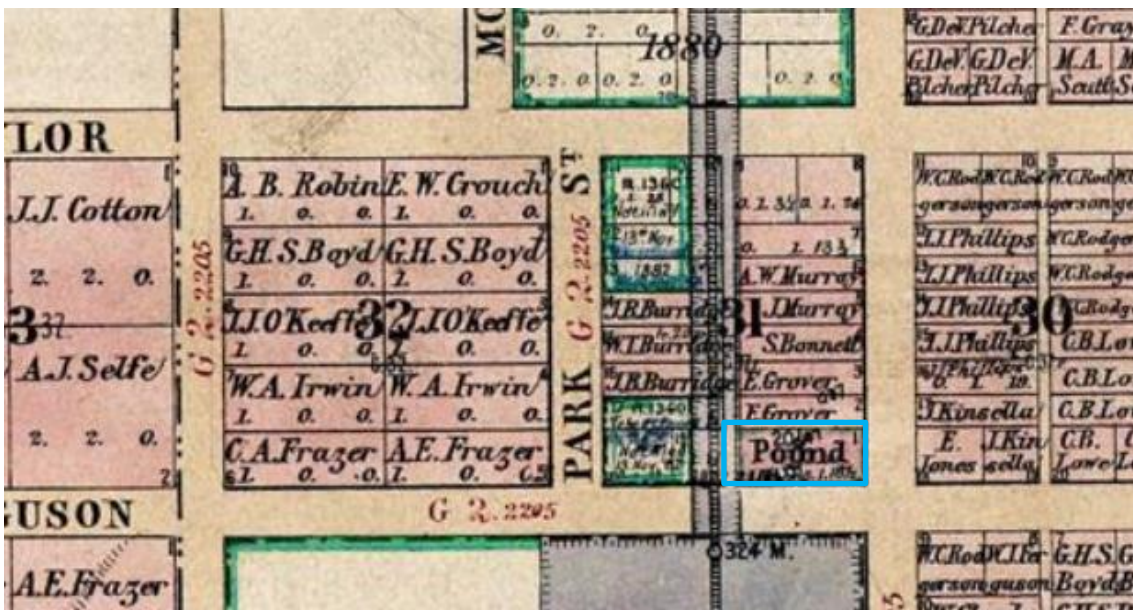


Figure 29 1883 Map of the Town of Glen Innes with the subject site and adjacent property outlined (blue).

Source: NSW Land Registry Services, 'Land Records', Town of Glen Innes, Sheet 1, Edition 1.

In 1895, a sale was held at Glen Innes on the 24th of April regarding allotments 1 (the subject site) and 20. The two allotments in conjunction with one another, were proclaimed as a site for cottage homes for the Indigent Poor, as notified in 1897. This is also seen in the *Glen Innes Examiner and General Advertiser* on the 8th June 1897, of a letter addressing the negative impact of building cottages for Poor or Alms houses.⁸ It is likely, based on the sale and the architectural style of the remaining cottage that the pair of cottages were constructed soon after the acquisition of the land. This is further confirmed by the 1938 *Glen Innes Examiner*, which elaborates upon the acquisition of the property and the funding by Government for the Benevolent Ladies Society of Glen Innes, located at the subject site.

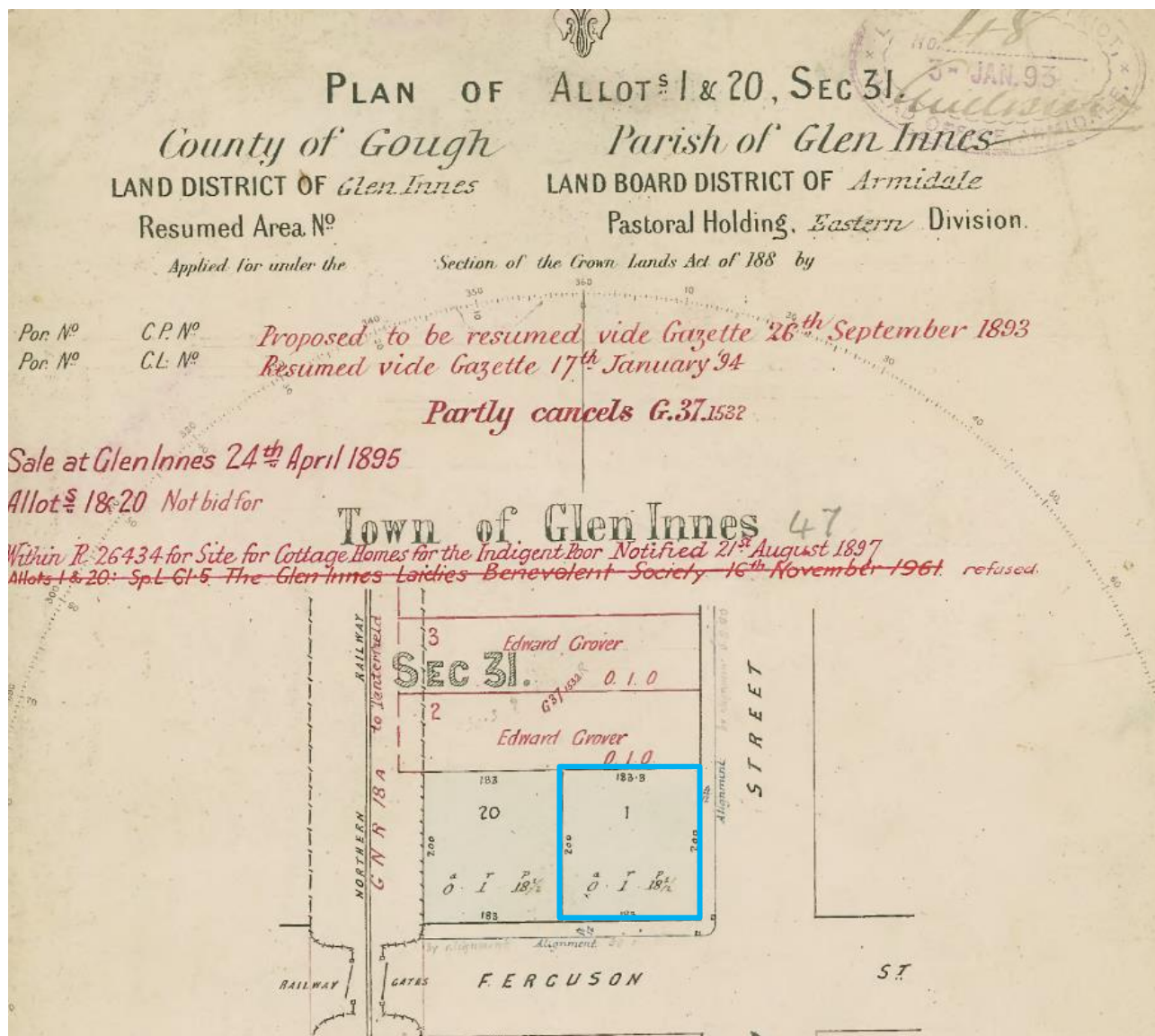


Figure 30 Extract of plan of allotments one and 20, Section 31(blue).

Source: NSW Copy of Plan, Order Number : 8416354670

⁸ Glen Innes Examiner and General Advertiser. (1897, June 8). *The Editors Column: The Cottage Homes*. Glen Innes Examiner and General Advertiser. <https://trove.nla.gov.au/newspaper/article/217918288>

3.1.1. Ladies Benevolent Society Glen Innes

The subject site is recorded as being used by the Ladies Benevolent Society in Glen Innes from at least 1897. In the commemoration of a life member of the society, the newspaper delves into the history of the society, as follows:

Mrs. H. Smith has -supplied some interesting data of the establishment of the Society at a meeting held in the court House on November 24, 1887. The foundation members were: Mesdames Moses (president),- McCor-mack and Kay (vice-presidents) Mitchell (secretary) and Smith (treasurer). The committee were Mesdames Wrigley, Dodd, Holmes, Black, Utz, Kenwood and Besnard. . Mrs. Moses held the position of president until the annual meeting in January, 1890, when she was succeeded by Mrs. Kay, wife of a Presbyterian minister stationed in Glen Innes at that time.

In June, 1897, the Government made a grant of land for the building of four cottage homes. Two sites were offered to the Government — one in Short Street and the other on the old Pound site. The latter was accepted and the cottages, for the building of which the Government made a grant of- '£100, are standing to-day, and are still used for the purpose for which they were built, to provide a home for the aged and needy. The first trustees of the homes were Messrs. Rummery, Holmes, Harris, Dodd and Dr. Wrigley. The only surviving trustee is Dr. Wrigley.⁹

As per the above article, it is likely that the subject site is synonymous with the two cottages, located on the 'Pound' site (See Figure 29 1883 Map of the Town of Glen Innes with the subject site and adjacent property outlined (blue)). This is confirmed further by the 1932 article outlining the work of the society for the provision of clothing and food by the society and the 'Benevolent Home' at Ferguson Street, described as follows:

Take, for instance, the efforts exerted on be half of the Benevolent Home, in Ferguson Street, adjacent to the butter factory. Many years have rolled on since a noble band of ladies — the pioneers of the Society — put forth strenuous endeavors which culminated in the creation of a truly worthy institution — a refuge for the aged and inm of Glen Innes. Older, residents vividly call to mind the day' on which the Benevolent Home- was 'inaugurated — a pretty big and important day for Glen Innes as it then stood, a half -grown, straggling "town -with infinitely less facilities -than is its proud boast to-day. Those ladies of

Times agone probably buiided even better than they knew when the home was brought into being. The home has since played a big, if unostentatious, part in our community life. At times the satisfactory management of affairs has proved a big burden to the splendid women concerned, but they cheerfully shouldered their responsibilities, and kept on smiling and working away, their reward being the -realisation that they -have brought peace and comfort into the lives of some aged and infirm, whose declining days -were passed in an atmosphere of serenity and plenty that would, in other circumstances, have been denied them. No wonder they have invoked the blessings of Heaven for the benefactors!

And the work of the Benevolent Home will go on — must go on, "for it seems to be inevitable that poverty and misery and hunger, even starvation, shall be with us, in this land -of plenty, right unto the very end of time itself. And for that reason those endowed with the good things of life should stretch -forth the hand of help to -the Benevolent' Society, and enable it to continue the glorious work in our midst.¹⁰

A plethora of articles ranging from 1898 to 1938, continue to outline the importance and role of the Benevolent society in the contributions to the community, the aged, and the poor. Similarly, in 1924, an article calls for public assistance for funding to renovate the "cottage homes", likely being the subject site.

⁹ BENEVOLENT SOCIETY (1938, April 9). *Glen Innes Examiner* (NSW : 1908 - 1954), p. 4. Accessed April 1, 2025, from <http://nla.gov.au/nla.news-article178515763>

¹⁰ ALWAYS DOING GOOD (1932, December 17). *Glen Innes Examiner* (NSW : 1908 - 1954), p. 6. Accessed April 1, 2025, from <http://nla.gov.au/nla.news-article184608209>

The Editor's Column.

(While giving insertion to Correspondents Letters, we do not necessarily endorse their opinions.)

The Cottage Homes.

COPY.

"Stonehenge, June 6, 1897. Mrs. M. F. Harker, sec. Ladies' Benevolent Society, Glen Innes. Dear Madam,—I enclose 21s. towards Benevolent Society's funds. In doing so I cannot refrain from expressing my opinion, that to build cottages that may possibly be placed in category of Poor or Alms Houses will be a mistake. The tendency of the age is to assist the aged poor in their homes; to board out children rather than put them in asylums; and not to place either in positions where they will be considered as simply paupers. Your society has I know done great good, and I would regret to see any danger of injury to the good work, by expending upon buildings money collected in the past for charitable distribution. In sending my small donation to your society, I feel I would do wrong not to record my objection to the proposed scheme. Yours very truly, G. MORRIS SIMPSON."

Figure 31 Extract of Newspaper Article on 'Alm house' in Glen Innes

Source: Trove, Glen Innes Examiner and General Advertiser, <http://nla.gov.au/nla.news-article217918288>

In June, 1897, the Government made a grant of land for the building of four cottage homes. Two sites were offered to the Government—one in Short Street and the other on the old Pound site. The latter was accepted and the cottages, for the building of which the Government made a grant of £100, are standing to-day, and are still used for the purpose for which they were built, to provide a home for the aged and needy. The first trustees of the homes were Messrs. Rummery, Holmes, Harris, Dodd and Dr. Wrigley. The only surviving trustee is Dr. Wrigley.

A "Thimble" Guild in connection with the Society, was formed with 56 members in 1898, each undertaking to make a certain number of garments. Over 100 articles of wearing apparel were made, and distributed during the first year.

Figure 32 Extract of 1938 Newspaper Article on the Ladies Benevolent Society and the land granted for the establishment of the cottages

Source: Trove, Glen Innes Examiner and General Advertiser, <https://trove.nla.gov.au/newspaper/article/178515763/20787367#>

Ladies' Benevolent Society.

THE annual meeting of the above was held in the Court House on Thursday afternoon, when there were present:—The President (Mrs. Holmes) and Mesdames Wrigley, Dodd, Black, Macgillivray, Glennie, McCoy, Barry, Mitchell, and Harker (secretary).

The annual report, as under, was read and adopted:—

Your committee have much pleasure in presenting to the members of the Society their tenth annual report. The cases which have received your committee's attention during the year, and relief afforded, are as follows:—Three cases 12 months, two cases 10 months, one case seven months, one case six months, one case five months, one case four months, four cases three months, two cases two months, one case one month—together with casual relief to destitute strangers—involving an outlay of £83 14s. From your treasurer's report you will see that the balance to the credit of the Society stands at £113 11s 7d, being £76 16s 5d better than last year, and which your committee trust will continue to increase, thereby enabling them to be better able to extend the scope of their usefulness. During the year one of your vice-presidents (Mrs Scott) resigned, and your committee appointed Mrs Macgillivray to the vacant position. Your committee desire to acknowledge with many thanks the energy displayed on the Society's behalf by Mr and Mrs Dodd in adding to the funds of the society the sum of £18, proceeds of their...

Figure 33 Extract of 1898 Newspaper Article on the Ladies Benevolent Society

Source: Trove, Glen Innes Examiner and General Advertiser, <http://nla.gov.au/nla.news-page23899956>

GLEN INNES BENEVOLENT SOCIETY.

It is very rarely that the ladies comprising this society in Glen Innes call upon the public for assistance, but as they are in need of funds at present, for the purpose of renovating the "Cottage Homes," which belong to the society they made an appeal to the public last Saturday. They had a street stall on that day and realised £11/5/9. This is not a large sum, though it has to be taken into consideration that no raffles were run in connection with the effort. The ladies who assisted in the stall were Mesdames P. S. Bowman, E. J. Grover, P. F. Cane, A. J. Yates, G. C. Richardson, F. S. Mackenzie, H. Breakell and A. P. Cameron. Donations towards the society will be welcomed, and may be forwarded to the president, Mrs. P. S. Bowman, or the secretary, Mrs. H. Breakell. The ladies specially desire to thank Mr. H. A. Tutt, who erected the stall and took it down free of charge. Also Mr. Banfield for donation of a safety razor. Mr. Weeden won the prize for guessing the number of peas in a bottle.

Figure 34 Extract of 1924 Newspaper Article on the Ladies Benevolent Society

Source: Trove, Glen Innes Examiner and General Advertiser, <http://nla.gov.au/nla.news-page20778495>

LADIES' BENEVOLENT SOCIETY.

The monthly meeting of the Glen Innes Ladies' Benevolent Association was held in the Town Hall on Thursday, the 6th. inst., when the various matters in connection with the association's operations were discussed. There were present—Mesdames Cameron (vice-president, in the chair), Brown, Colmer, Veness, McKenzie, Yates and Evans (hon. sec.), and Misses Johnson and Cameron. A vote of thanks was passed to Mr. Amstead for his generous donation of 200 tickets for the pictures on Monday night, April 26. As there are many calls on the society for assistance, any old clothing will be gratefully received by Mrs. Cameron at the Manse, the hon. secretary or any member of the association. The visiting committee for the present month comprise Mesdames McKenzie, Yates, Veness and Miss Cameron.

Figure 35 Extract of 1926 Newspaper Article on the Ladies Benevolent Society

Source: Trove, Glen Innes Examiner and General Advertiser, <http://nla.gov.au/nla.news-page21093719>

LADIES' BENEVOLENT SOCIETY.

The activities of the Ladies' Benevolent Society in Glen Innes do not loom very largely in the public eye, but nevertheless the small band of ladies who comprise that society do much useful work. Last year they distributed to needy families £113, mostly in groceries, in addition to a large quantity of clothing, which from time to time is left with Mrs. E. R. Haydock, the honorary secretary of the society. Now that the winter is at hand, it is anticipated that there will be numerous demands from the poor and needy, and Mrs. Haydock states that donations of money or left-off clothing will be much appreciated. These can be posted or delivered to the home of Mrs. Haydock, in Macquarie Street.

Figure 36 Extract of 1929 Newspaper Article on the Ladies Benevolent Society

Source: Trove, Glen Innes Examiner and General Advertiser, <http://nla.gov.au/nla.news-page20797760>

It is a thousand—aye, a million—pities that the public of Glen Innes and district, as a whole, has not full and proper conception of the wonderful work the Benevolent Society is accomplishing in our midst. Take, for instance, the efforts exerted on behalf of the Benevolent Home, in Ferguson Street, adjacent to the butter factory. Many years have rolled on since a noble band of ladies—the pioneers of the Society—put forth strenuous endeavors which culminated in the creation of a truly worthy institution—a refuge for the aged and infirm of Glen Innes. Older residents vividly call to mind the day on which the Benevolent Home was inaugurated—a pretty big and important day for Glen Innes as it then stood, a half-grown, straggling town with infinitely less facilities than is its proud boast to-day. Those ladies of times ago probably builded even better than they knew when the home was brought into being. The home has since played a big, if unostentatious, part in our community life. At times the satisfactory management of affairs has proved a big burden to the splendid women concerned, but

Figure 37 Extract of 1932 Newspaper Article on the Ladies Benevolent Society

Source: Trove, Glen Innes Examiner and General Advertiser, <http://nla.gov.au/nla.news-page21177249>

By 1938, the subject site was subjected to drainage and plumbing work attached with a site plan, updated in October 1992. As per the below plans, it is plausible that the property was utilised for residential purposes, as evidenced by the installation of a washroom, laundry tub, shower and kitchen sink.

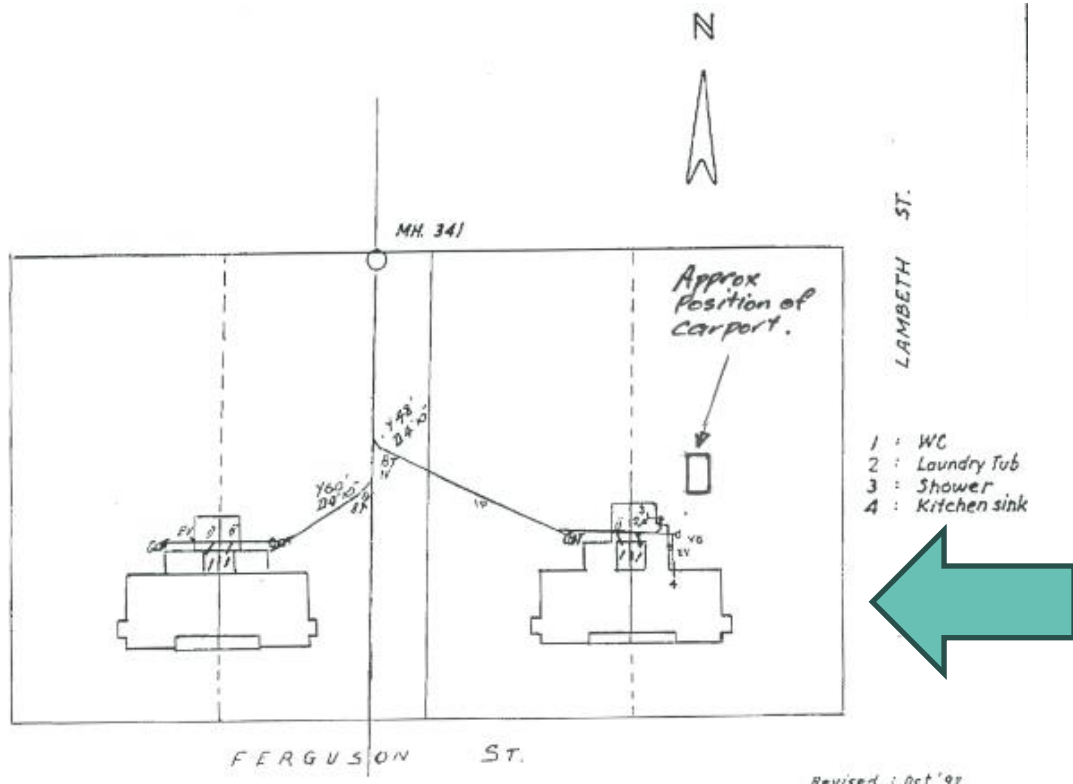


Figure 38 Extract of revised 1992 plan of house drainage report from 1938, with the subject site outlined.

Source: Glen Innes Severn Council, Plan of House Drainage, 466-31.

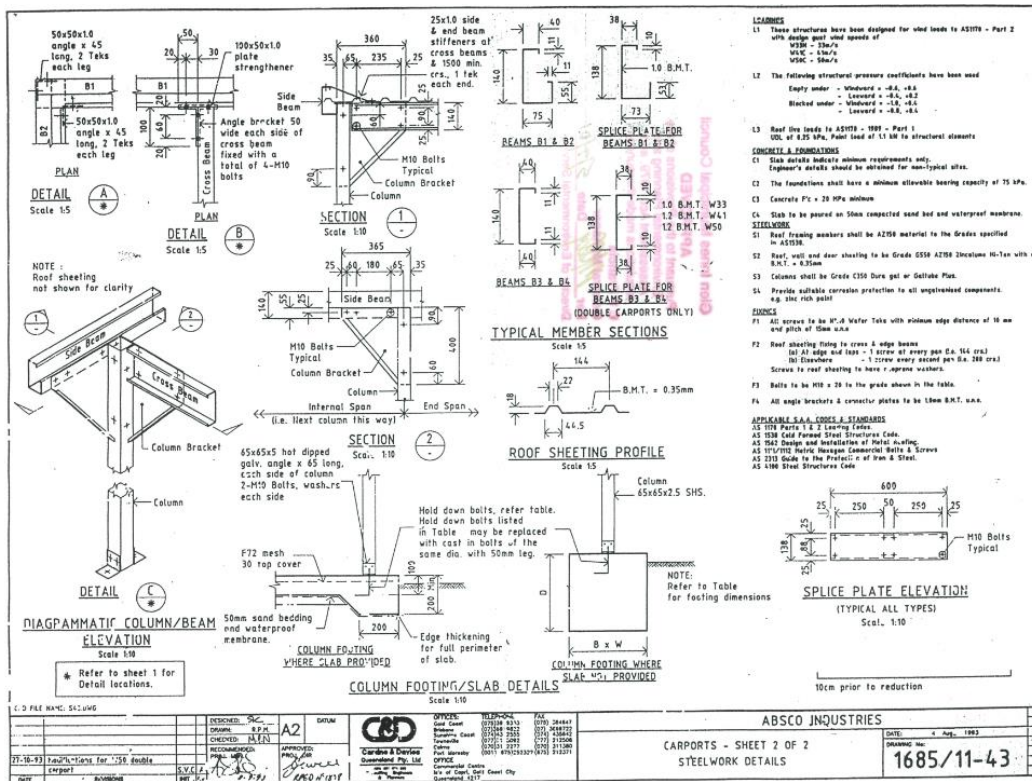


Figure 39 Extract of development application for proposed work to the carport

Source: Glen Innes Severn Council, Redacted 2002 GIPA Files

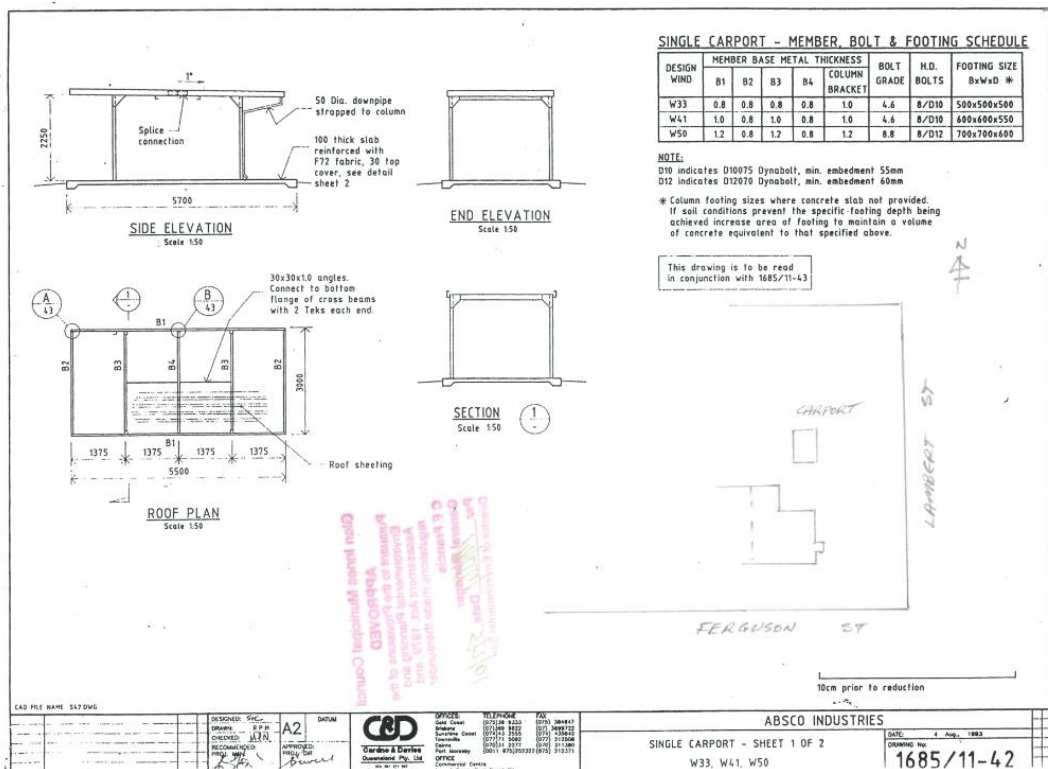


Figure 40 Extract of development application for proposed work to the carport

Source: Glen Innes Severn Council, Redacted 2002 GIPA Files

In 1942, the cottages underwent minor alterations to the roof of the cottage homes, and also to the fences on these premises to ensure upkeep.¹¹ By 1945, additional alterations and "improvements" occurred to the cottage including:

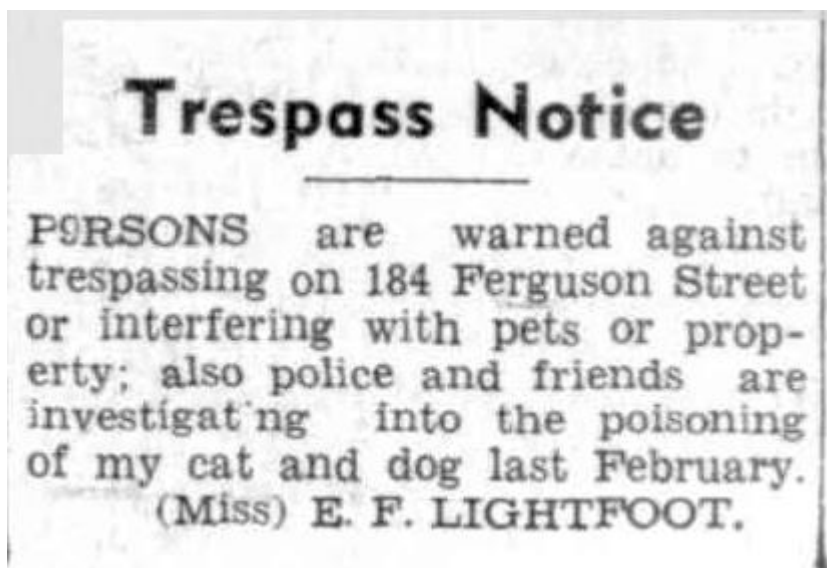


Figure 42 Extract of Newspaper Article on 184 Ferguson Street, Glen Innes.

Source: Trove, Glen Innes Examiner and General Advertiser, <http://nla.gov.au/nla.news-article182104642>

The last recorded article on the Ladies Benevolent Society is dated to 1951. The Annual Meeting of the society recorded the cottages as

All occupied and constant repairs and maintenance were carried out on them during the year...the society had a scheme for the erection of partition garden fences in the homes so that stock could graze¹⁶

Whilst no further affiliation with the Ladies Benevolent Society was found, it is likely that the cottage as the later "Greyscalls Homes" continued to serve as an aged care facility and cottage.

Aerial imagery dating back to 1964 reveals that the subject site and its adjacent cottage have maintained a distinct relationship (Figure 45). They were constructed in the same size and shape, with equally divided allotments. The adjacent cottage was destroyed by fire, but the subject site remains.

According to the 1971 Town Map of the subject site and its neighbouring cottage (Figure 43), they continue to be identified as alm houses bearing the same name, as is corroborated further in the 1990 Glen Innes Heritage Study. In this study these cottages are mentioned among a list of distinguished buildings that are standalone, detached residences with ample land. Despite this, they are collectively classified as paired cottages of Municipal Significance and continued to be so, until the late 20th century, as per the aerial imagery dating from 1974 to 1993 (Figure 46 - Figure 48). In 1984, the site was referred to as "*The Greyscall Homes*", within the Lands Department Notices Appoint of Trustees as notified on the 27th November 1981.¹⁷ The names listed as the trustees included Bruce Basil Hollingworth, Terence John Cunich, Hugh Ferguson Stevenson, Richard Throsby Futter and Frank Vaughton Hutton. Limited information remains available for these trustees, excluding Hollingworth and Hutton. Private Bruce Basil Hollingworth served in the 165th Australian General Transport in the Australian Army throughout World War II.¹⁸ Frank Vaughton Hutton was an accountant who was married in Glen Innes in 1885. Both Hollington and Hutton's

¹⁶ Annual Meeting Of Benevolent Society (1951, April 20). *Glen Innes Examiner (NSW : 1908 - 1954)*, p. 2. Retrieved April 1, 2025, from <http://nla.gov.au/nla.news-article182508816>

¹⁷ APPOINTMENT OF TRUSTEES (1981, November 27). *Government Gazette of the State of New South Wales (Sydney, NSW : 1901 - 2001)*, p. 6082. Retrieved March 27, 2025, from <http://nla.gov.au/nla.news-article231340228>

¹⁸ War Memorials Register (n.d.), *Private Bruce Basil Hollingworth*, accessed 27 March 2025, available at: <https://www.warmemorialsregister.nsw.gov.au/private-bruce-basil-hollingworth>

association to the subject site remains unclear, however, by 1981, they had been referred to as Trustees for the estate.

In 2001, The Glen Innes Municipal Council approved the development application to erect a prefabricated carport, north-east from the entrance of the residence (Figure 38). The materials used for this work predominantly consisted of concrete foundations and steel sheeting and roofing (Figure 39 and Figure 40). As per this application, the subject site is listed as a duplex, containing dual occupancy. With the addition of the carport, the Municipal Council determined a possible aesthetic impact to the heritage building, yet the freestanding nature of the building would overall have no adverse impact on the cottage.

From 2008 to 2022, the subject site underwent minimal discernible exterior modifications, especially regarding the curtilage and boundaries (Figure 48 to Figure 52). The joinery, roof, and timber were maintained from 2008 until a recent fire in 2021.



Figure 43 Extract from 1971 Town of Glen Innes Map with the subject site outlined (blue).

Source: NSW Land Registry Services, 'Land Records', Town of Glen Innes

(4128)

Sydney, 2nd March, 1984.

APPOINTMENT OF TRUSTEES

IN pursuance of the provisions of section 37P, Crown Lands Consolidation Act, 1913, the undermentioned corporations are appointed to be sole trustees of the reserves particularized hereunder.

A. R. L. GORDON, Minister for Lands.

*Land District and Municipality—Glen Innes
Parish—Glen Innes; County—Gough*

Reserve 95687 for Homes for the Aged at Glen Innes, notified 27th November, 1981: “The Greyscall Homes” in place of Bruce Basil Hollingworth, Terence John Cunich, Hugh Ferguson Stevenson, Richard Throsby Futter and Frank Vaughton Hutton. AE82 R 4.

Figure 44 Extract from 1981 Government Gazette of New South Wales

Source: NSW Land Registry Services, ‘Land Records’, Town of Glen Innes



Figure 45 1964 Historical Aerial of the subject site outlined (blue)

Source: Historical Imagery Spatial Viewer



Figure 46 1974 Historical Aerial of the subject site outlined (blue)

Source: Historical Imagery Spatial Viewer



Figure 47 1985 Historical Aerial of the subject site outlined (blue)

Source: *Historical Imagery Spatial Viewer*



Figure 48 1993 Historical Aerial of the subject site outlined (blue)

Source: *Historical Imagery Spatial Viewer*



Figure 49 2008 Photograph of the front façade of the subject site.

Source: *Google Street View, February 2008.*



Figure 50 2010 Photograph of the front façade of the subject site.

Source: *Google Street View, February 2010.*



Figure 51 2015 Photograph of the front façade of the subject site.

Source: *Google Street View, December 2015*



Figure 52 2022 Photograph of the front façade of the subject site.

Source: *Google Street View, August 2022*

3.2. PROPERTY OWNERSHIP HISTORY

The relevant post European settlement property owners as identified through historical research are outlined below for reference.

Table 1 Property Ownership History

Year/Date	Owner	Source
1883	Referred to with the adjacent cottage as 'The Pound'.	NSW Land Registry Services
1876	Subdivision of the subject site and adjacent property.	
1897	Referred to with the adjacent cottage as Cottage Homes for Indigent Poor on the 21 st of August and used by the Ladies Benevolent Society of Glen Innes.	
1938	Subject site still used for the use of the Ladies Benevolent Society of Glen Innes.	<i>Glen Innes Examiner (NSW : 1908 - 1954)</i> , p. 4. http://nla.gov.au/nla.news-article178515763
1912	Subject site referred to in number, as R26434.	NSW Land Registry Services
1990	Referred to as cottages.	Glen Innes Heritage Study

3.3. CONSTRUCTION DATE

Based on the historical research outlined herein, we have identified the construction date of 192 Ferguson Street to be the late 1890s. This is substantiated by the above historical map, land records and newspaper articles which maintain the land was acquired in 1897 as a cottage for the indigent poor and for the Benevolent Ladies Society of Glen Innes. The architectural style of the property is reminiscent of federation bungalow period architecture with the town historically reminiscent of Celtic traditions and name.

3.4. ALTERATIONS & ADDITIONS

A review of historical building approvals as well as our onsite observations of extant fabric confirm that the following alterations have been undertaken.

Table 2 Alterations & Additions

Year/Date	Alterations/Addition	Source
1938	Drainage and plumbing work	Municipality of Glen Innes, Plan of House Drainage, Plan No.446, Detail Plan.31.

1942	Minor alterations to the roof and fences	BENEVOLENCE (1942, February 10). <i>Glen Innes Examiner (NSW : 1908 - 1954)</i> , p. 3. Accessed April 1, 2025, from http://nla.gov.au/nla.news-article182076074
1945	Perches enclosed	A RECORD OF 56 YEARS (1945, February 6). <i>Glen Innes Examiner (NSW : 1908 - 1954)</i> , p. 2. Accessed April 1, 2025, from http://nla.gov.au/nla.news-article185425313
1947	Installation of electricity and repairs to the tank stand and roof with cyclone gates also purchased to replace the worn ones.	YEAR'S WORK OF BENEVOLENT SOCIETY (1947, March 22). <i>Glen Innes Examiner (NSW : 1908 - 1954)</i> , p. 4. Accessed April 1, 2025, from http://nla.gov.au/nla.news-article184636865
1951	Erection of partition garden fences so that stock could graze	Annual Meeting Of Benevolent Society (1951, April 20). <i>Glen Innes Examiner (NSW : 1908 - 1954)</i> , p. 2. Retrieved April 1, 2025, from http://nla.gov.au/nla.news-article182508816
2001	Erection of a prefabricated Carport.	Municipality of Glen Innes, Development Application 1/2002.

4. HERITAGE SIGNIFICANCE

4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before undertaking change a listed heritage item, a property within a heritage conservation area, or a property located in proximity to a listed heritage item, it is important to understand the heritage values of the place and its broader heritage context. This understanding will underpin the approach to any proposed changes and identify what is important and why, and how these values can be protected. Statements of heritage significance summarise the heritage values of a listed heritage item – why it is important and why a statutory listing was made to protect these values.

4.2. HERITAGE LISTINGS

4.2.1. Subject Site Heritage Listings

The following heritage listings apply to the subject site.

Table 3 Statutory Heritage Listings

Heritage List	Item Name	Item Number
<i>Glen Innes Severn Local Environmental Plan 2012, Schedule 5</i>	Cottage	I207
NSW State Heritage Register under the <i>Heritage Act 1977</i>	N/A	-
NSW State Agency Section 170 Heritage and Conservation Register under the <i>Heritage Act 1977</i>	N/A	-
Commonwealth Heritage List under the <i>Cwlth Environment Protection and Biodiversity Conservation Act 1999</i>	N/A	-
Australia's National Heritage List under the <i>Cwlth Environment Protection and Biodiversity Conservation Act 1999</i>	N/A	-
UNESCO World Heritage List (incl Buffer Zones)	N/A	-

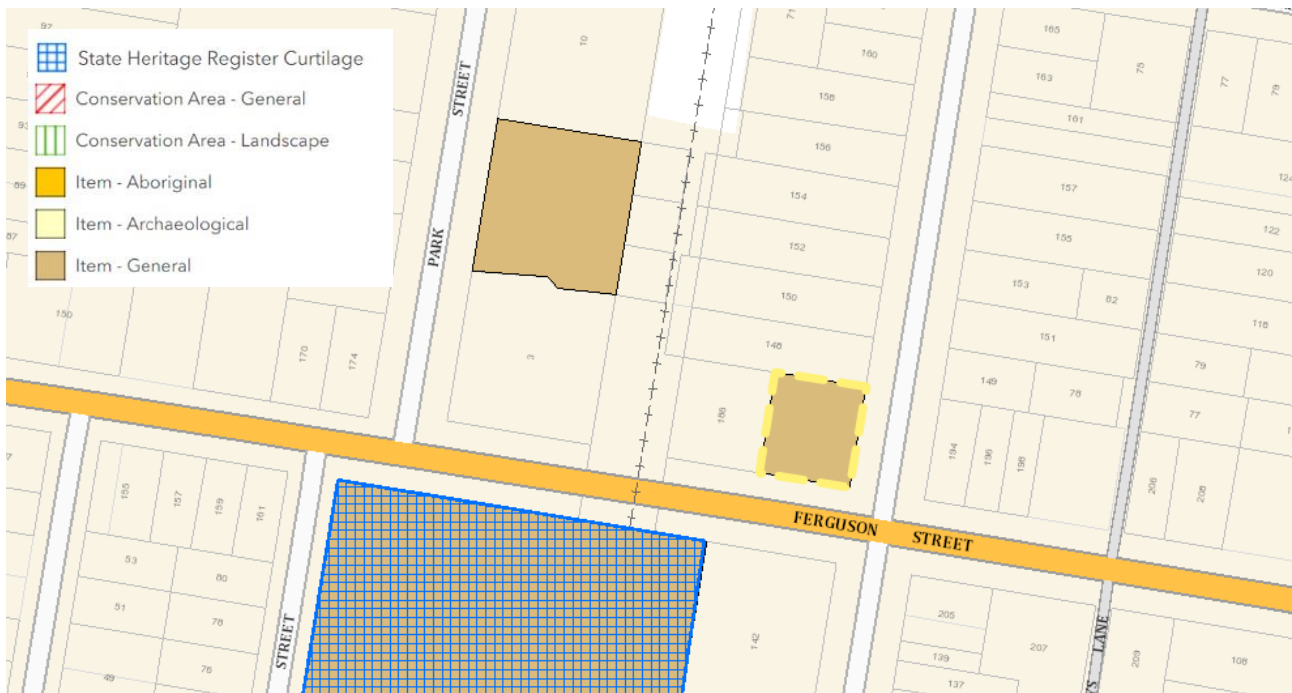


Figure 53 Heritage map showing the subject site outlined in yellow.

Source: NSW Planning Portal ePlanning Spatial Viewer

4.2.2. Vicinity Heritage items

The subject site is located within the vicinity of the following heritage items:

- Item I075 – Park Street, Glen Innes being “*Glen Innes Butter Factory*”
- Item I123 – Lambeth Street, Glen Innes “*Glen Innes Railway Station Group*”
- SHR 01149 – Railway Street, Glen Innes, being “*Glen Innes Railway Station Group*”



Figure 54 Photograph of Heritage Item I075, Glen Innes Butter Factory.

Source: Google Map Streetview.

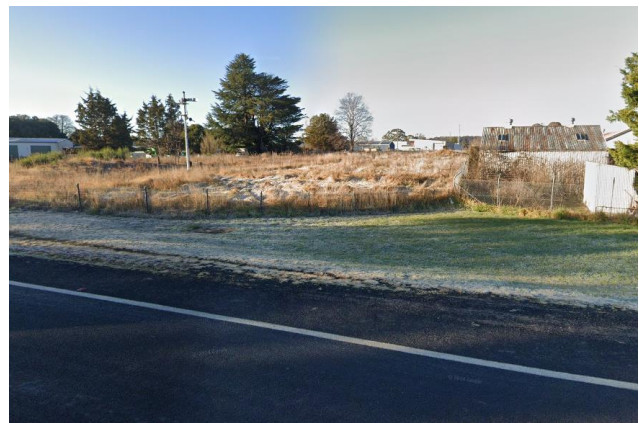


Figure 55 Photograph of Heritage Item SHR01149, Glen Innes Railway Station Group.

Source: Google Map Streetview.

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4.3. SIGNIFICANCE ASSESSMENT

There are generally four levels of heritage significance used in Australia: local significance, state significance, national significance and world significance. The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. To be considered for heritage listing for local significance, an item must meet at least one of the seven assessment criteria. To be considered for heritage listing for state significance, an item must meet at least two of the seven assessment criteria, or be considered by the Heritage Council of NSW to be of such particular significance under one criterion to warrant listing.

The following assessment of heritage significance has been prepared in accordance with the Heritage NSW 'Assessing Heritage Significance' guidelines (2023) to determine whether the subject site meets the requisite threshold for heritage listing and at what significance level.

4.3.1. Criterion A – Historic Significance

An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

Table 4 Assessment of Heritage Significance Criterion A – Historic Significance

Criterion A – Historic Significance	
Significance Indicators	Significance Assessment
<input type="checkbox"/> Association with an event, or series of events, of historical, cultural or natural significance.	<p>The subject building (and the adjacent building – now destroyed) was likely built in the late 19th century to early 20th century as an alms house. Following the cottages use for the Indigent Poor, the two cottages were used for residential purposes which has since been maintained from the mid-20th century onwards. The subject site has some historical significance for its demonstration of historical activities in Glen Innes in the late 19th to early 20th centuries however this has been partly diminished by the destruction of the adjacent cottage.</p> <p>The subject site has some heritage significance under Criterion A.</p>
<input checked="" type="checkbox"/> Demonstration of important periods or phases in history.	
<input type="checkbox"/> Association with important cultural phases or movements.	
<input checked="" type="checkbox"/> Demonstration of important historical, natural or cultural processes or activities.	
<input type="checkbox"/> Symbolism and influence of place for its association with an important historical, natural or cultural event, period, phase or movement.	

4.3.2. Criterion B – Historical Association

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

Table 5 Assessment of Heritage Significance Criterion B – Historical Association

Criterion B – Historical Association	
Significance Indicators	Significance Assessment
<input type="checkbox"/> A key phase(s) in the establishment or subsequent development at the place or object was undertaken by, or directly influenced by, the important person(s) or organisation.	No connection or association is seen in Glen Innes to the subject dwelling, nor are there any identified as significant persons in the local government area.

Criterion B – Historical Association	
Significance Indicators	Significance Assessment
<input type="checkbox"/> <i>An event or series of events of place over an extended period historical importance occurring at the place or object were undertaken by, or directly influenced by, the important person(s) or organisation.</i>	Whilst the subject site served as cottage homes for the Indigent Poor and as alm-houses, historical research has not identified any particular event nor series of events or phases, associated with the subject dwelling.
<input type="checkbox"/> <i>One or more achievements for which the person(s) or organisation are considered important are directly linked to the place or object.</i>	The subject site does not meet the criteria for historical association under Criterion B.

4.3.3. Criterion C – Aesthetic/Creative/Technical

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

Table 6 Assessment of Heritage Significance Criterion C – Aesthetic/Creative/Technical

Criterion C – Aesthetic/Creative/Technical	
Significance Indicators	Significance Assessment
<input checked="" type="checkbox"/> <i>Recognition as a landmark or distinctive aesthetic natural environment.</i>	The remnant facades of the subject building are the only surviving fabric of the original pigeon pair of cottages. The building is a pedestrian Federation vernacular cottage.
<input type="checkbox"/> <i>Recognition of artistic or design excellence.</i>	
<input type="checkbox"/> <i>Represents a breakthrough or innovation in design, fabrication or construction technique, including design/technological responses to changing social conditions.</i>	The building formerly retained original fabric and evidence of late 19th and early 20th century fabric including windows and doors, brickwork and timber framing. However, its construction for charitable purposes is reflected in its austere/utilitarian nature. It is not associated with any particular architectural style.
<input type="checkbox"/> <i>Distinctiveness as a design solution, treatment or use of technology.</i>	Following the destruction of the adjacent cottage, and the fire affecting the subject building, the landmark value has also diminished.
<input type="checkbox"/> <i>Adapts technology in a creative manner or extends the limits of available technology.</i>	The subject building no longer meets the Aesthetic/Creative/Technical significance criteria under Criterion C for its group value. Its aesthetic value is considered to have always been limited, due to its austere presentation and has been further impacted by fire. Therefore, its remaining aesthetic significance is limited.

4.3.4. Criterion D – Social, Cultural and Spiritual

An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.

Table 7 Assessment of Heritage Significance Criterion D – Social, Cultural and Spiritual

Criterion D – Social, Cultural and Spiritual	
Significance Indicators	Significance Assessment
<input type="checkbox"/> <i>Highly regarded by a community as a key landmark (built feature, landscape or streetscape) within the physical environment.</i> <input type="checkbox"/> <i>Important to the community as a landmark within social and political history.</i> <input type="checkbox"/> <i>Important as a place of symbolic meaning and community identity.</i> <input type="checkbox"/> <i>Important as a place of public socialisation.</i> <input type="checkbox"/> <i>Important as a place of community service (including health, education, worship, pastoral care, communications, emergency services, museums).</i> <input type="checkbox"/> <i>Important in linking the past affectionately to the present.</i>	<p>The subject dwelling and its adjacent counterpart have served as cottage homes for the Indigent Poor and later as an almshouse as early as 1897. It is likely that during this time, the cottages together served the local community and remained significant to the local government area during this time. From the mid-20th century onwards, these dwellings transitioned into residential homes.</p> <p>While the dwelling in question may hold some potential local social heritage value as a former cottage home and almshouse, this significance has likely been diminished over the years as users of the place have passed. Available records do not indicate that the existing community are highly familiar with the former use of the place.</p> <p>Whilst it is likely that the cottage held social importance prior to this transition into a residence, the subject building no longer meets the criteria for social, cultural and spiritual significance under Criterion D.</p>

4.3.5. Criterion E – Research Potential

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

Table 8 Assessment of Heritage Significance Criterion E – Research Potential

Criterion E – Research Potential	
Significance Indicators	Significance Assessment
<input type="checkbox"/> <i>Comparative analysis.</i> <input type="checkbox"/> <i>Potential to improve knowledge of a little-recorded aspect of an area's past or to fill gaps in our existing knowledge of the past.</i> <input type="checkbox"/> <i>Potential to inform/confirm unproven historical concepts or research questions relevant to our past.</i>	<p>The subject building appears to have been developed using conventional building methods and does not demonstrate research potential. The fire has further diminished any possible research potential.</p> <p>The subject site does not meet the criteria for heritage significance under Criterion E.</p>

Criterion E – Research Potential	
Significance Indicators	Significance Assessment
<input type="checkbox"/> <i>Potential to provide information about single or multiple periods of occupation or use.</i> <input type="checkbox"/> <i>Potential to yield site-specific information that would contribute to an understanding of significance against other criteria.</i>	

4.3.6. Criterion F – Rare

An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

Table 9 Assessment of Heritage Significance Criterion F – Rare

Criterion F – Rare	
Significance Indicators	Significance Assessment
<input checked="" type="checkbox"/> <i>Rare surviving evidence of an event, phase, period, process, function, movement, custom or way of life in an area's history that continues to be practised or is no longer practised.</i> <input checked="" type="checkbox"/> <i>Evidence of a rare historical activity that was considered distinctive, uncommon or unusual at the time it occurred.</i> <input checked="" type="checkbox"/> <i>Distinctiveness in demonstrating an unusual historical, natural, architectural, archaeological, scientific, social or technical attribute(s) that is of special interest.</i> <input type="checkbox"/> <i>Demonstrates an unusual composition of historical, natural, architectural, archaeological, scientific, social or technical attributes that are of greater importance or interest as a composition/collection.</i>	<p>The subject dwelling is considered an example of Federation vernacular architectural style in New South Wales. It is likely that any buildings of a similar use/typology are in better condition. A comparative analysis is recommended to further assess the applicability of Criterion F to the subject site.</p>

4.3.7. Criterion G – Representative

An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).

Table 10 Assessment of Heritage Significance Criterion G – Representative

Criterion G – Representative	
Significance Indicators	Significance Assessment
<p><input checked="" type="checkbox"/> <i>A class of places or objects that demonstrate an aesthetic composition, design, architectural style, applied finish or decoration of historical importance.</i></p> <p><input type="checkbox"/> <i>Representative of a class of places that demonstrate a construction method, engineering design, technology, or use of materials, of historical importance.</i></p> <p><input checked="" type="checkbox"/> <i>Representative of a class of places that demonstrate an historical land use, environment, function, or process, of historical importance.</i></p> <p><input type="checkbox"/> <i>Representative of a class of places that demonstrates an ideology, custom or way of life of historical importance.</i></p>	<p>The subject dwelling is considered an example of Federation vernacular architectural style in New South Wales. It is likely that any buildings of a similar use/typology are in better condition. A comparative analysis is recommended to further assess the applicability of Criterion F to the subject site.</p>

4.4. STATEMENTS OF SIGNIFICANCE

4.4.1. Subject Site Statement of Significance

The established statement of significance for the subject heritage item has been sourced from the NSW State Heritage Inventory record for the place:

According to the 1990 Glen Innes Heritage Study, the residences had landmark, historic, social, architectural, research and rarity value. The two buildings contributed to the streetscape because of the architectural detail and its location in relation to the road leading to Inverell. With paired residences, it had group value. The pair of buildings had landmark value because of their rarity of architectural detail and location close to the major roadway. Social significance arose from their continued use as a residence. Architectural significance arose from the style and design of the buildings. The unusual buildings could be researched as alm's house in Glen Innes. The buildings represented the diversity of architecture that can be found in Glen Innes. Since the earlier study, the building on no. 184-186 burnt down and the 190-192 building still survives.¹⁹

Although Urbis agrees with the above-established statement of significance during the 1900s, the above-established significance is no longer applicable in 2024. It is acknowledged however, that during the time in which the 1990 Heritage Study was written, the subject site along with its pair, were deemed historically significant. However, with the destruction of 182 Ferguson Street and the recent fire to 192 Ferguson Street, the above statement may be re-written as follows:

Previously, 192 Ferguson Street Glen Innes was associated with the pigeon pair 184 Ferguson Street Glen Innes. From 1987, the two allotments were purchased as the Indigent Home for the Poor and The Ladies Benevolent Society, and later served as alms houses until the mid 20th century when they were converted for residential purposes. Following 1950, 184 Ferguson Street was burnt down and more recently 192 Ferguson Street was largely damaged by a similar fire. As a paired residence, the two buildings held group value and were considered as historically significant items. However, with this disassociation now to its pigeon pair, 192 Ferguson Street no longer retains this previous established significance. Its significance is considered to be as a demonstration of the Federation vernacular in Glen Innes which is in very poor condition.

4.4.2. Nearby Heritage Items Statements of Significance

The following table outlines the established statements of significance for relevant heritage items in the vicinity of the subject site.

Table 11 Vicinity Heritage Item Statements of Significance

Vicinity Heritage Item	Established Statement of Significance
Item I075 – Glen Innes Butter Factory	<p>The former Glen Innes Butter Factory has landmark, historic, archaeological, social and representative significance. It is a landmark in Glen Innes because of its size as a secondary industry building and its link with the development of closer settlement and small scale farming in the district. The architectural detail of this complex provides an insight into how the butter factory worked and the need for diverse buildings of various sizes and detail.</p> <p>The provision of a butter factory in Glen Innes provides the opportunity to research the role of dairy farming in the Glen Innes district and wider New England Tablelands. Constructive of a butter factory is representative of the secondary industries established to support primary industries; for example tanneries, butter factories and flour</p>

¹⁹ Heritage NSW. (n.d.). 192 Ferguson Street, Glen Innes. Heritage NSW. <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1600050>

Vicinity Heritage Item	Established Statement of Significance
	mills. It is interesting to note the relationship between the factory and the Great Northern Railway Line. ²⁰
Item I123 – Glen Innes Railway Station Group	Glen Innes station is an excellent country Victorian railway station, well designed, detailed and proportioned. It is important in the development of the railways and marks the importance of Glen Innes in the railway system. The station building is a landmark building in the town terminating the vista of Wentworth St. As a group it is significant and retains good elements from the early period of construction including the two residences. It is a fine example of a first class station building which is an enlargement of the standard roadside structure with the pavilions at each end and the central entry with collonaded verandah. ²¹
SHR01149 – Glen Innes Railway Station Group	<p>Glen Innes station is an excellent country Victorian railway station, well designed, detailed and proportioned. It is important in the development of the railways and marks the importance of Glen Innes in the railway system. The station building is a landmark building in the town terminating the vista of Wentworth St. As a group it is significant and retains good elements from the early period of construction including the two residences. It is a fine example of a first class station building which is an enlargement of the standard roadside structure with the pavilions at each end and the central entry with a collonaded verandah.</p> <p>Social significance arises from the use of a building as a building for the carriage of passengers and goods as well as a place of employment. It provides the opportunity to trace the development of the railway system in NSW as well as the architectural features of the station building. It is representative of the move by early colonial governments to develop a system of train transport.²²</p>

²⁰ State Heritage Inventory (n.d), *Glen Innes Butter Factory*, accessed 26 March 2025, available at: <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1600048>

²¹ State Heritage Inventory (n.d), *Glen Innes Railway Station Group*, accessed 26 March 2025, available at: <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5012020>

²² State Heritage Inventory (n.d), *Glen Innes Railway Station Group*, accessed 26 March 2025, available at: <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1600106>

5. THE PROPOSAL

It is proposed to demolish the existing building and picket fence located on the subject site. The existing trees and netting fence, particularly on the north and western boundaries are to be retained.

Urbis has been provided with drawing documentation prepared by Local Government Engineering Services. This HIS has relied on these plans for the impact assessment include in Section 5. Extracts of the proposed plans are also provided overleaf. Full size plans should be referred to for detail.

Table 12 Proposed Plans

Author	Drawing No.	Drawing Title	Revision	Date
Local Government Engineering Services	A100	Site Plan	B	04/12/2024
Local Government Engineering Services	A101	Demolition Plan and Elevations	B	04/12/2024

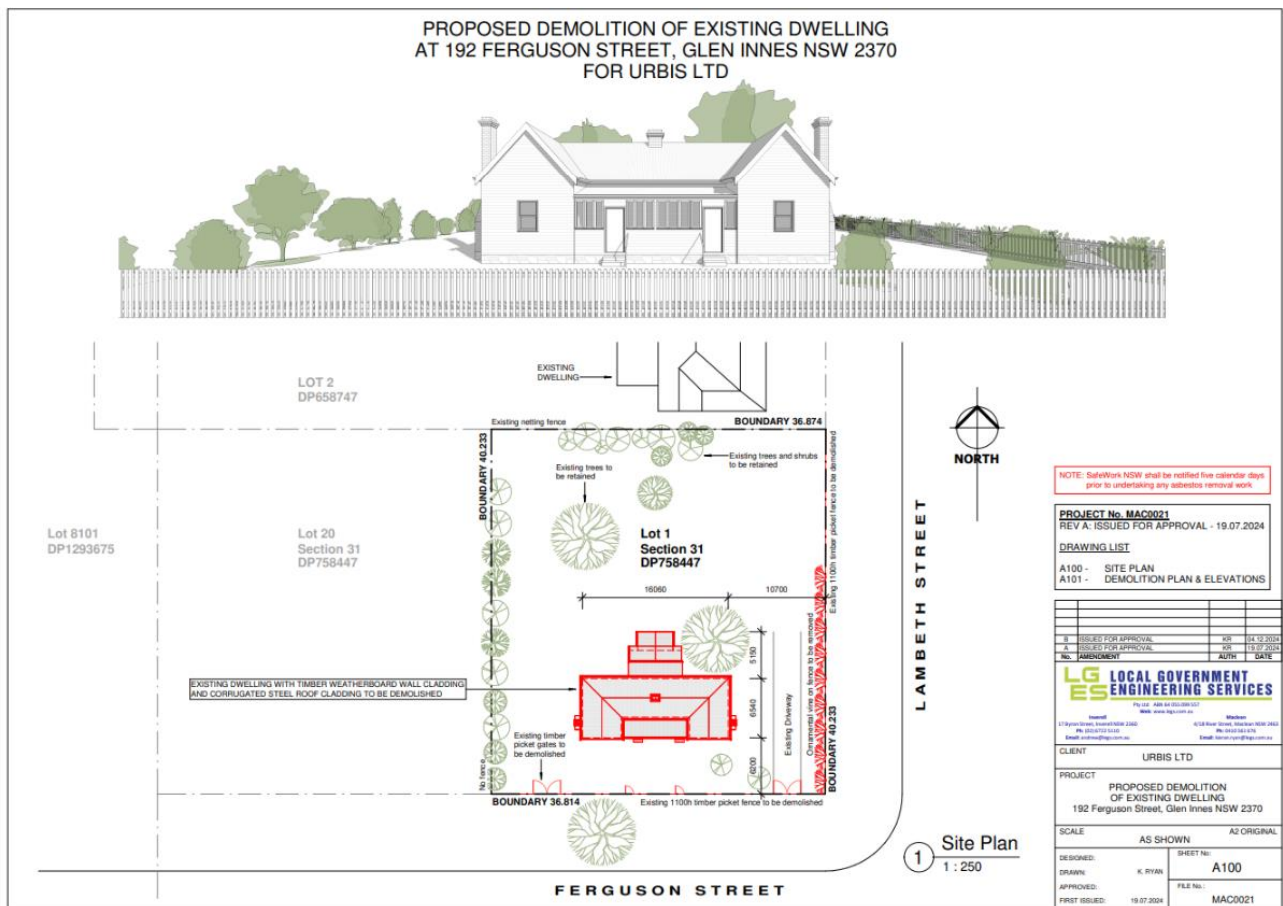


Figure 56 Extract of proposed plans showing the site plan.

Source: Local Government Engineering Services

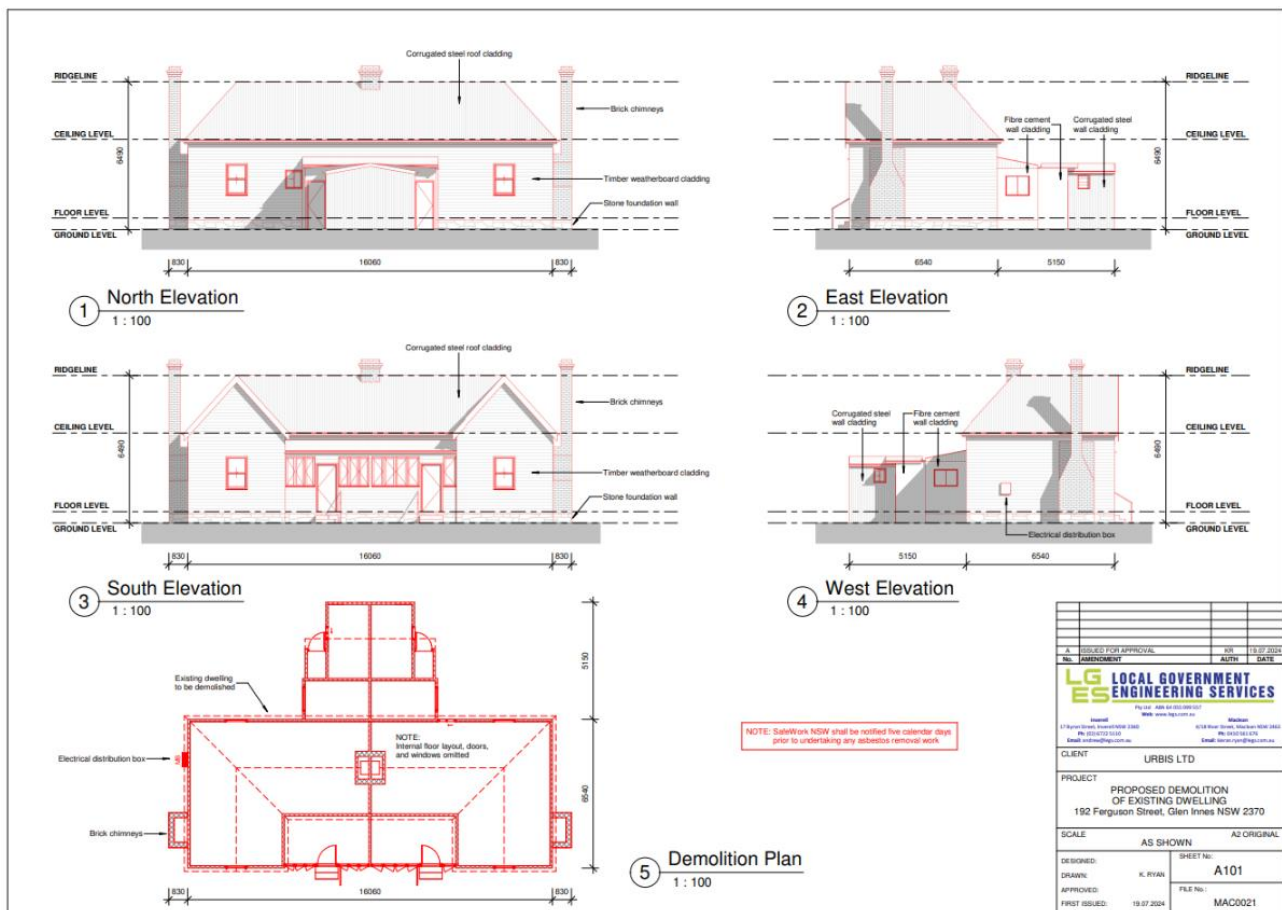


Figure 57 Extract of proposed plans showing the demolition plan and elevations.

Source: Local Government Engineering Services

6. IMPACT ASSESSMENT

The following impact assessment has assessed the proposed works against the relevant provisions and controls of the Council's statutory and non-statutory planning controls as well as the Heritage NSW 'Statement of Heritage Impact' assessment guideline questions.

6.1. COUNCIL PRE-DA COMMENTS

The proposed development was submitted to Glen Innes Severn Council for a Pre-Development Application (Pre-DA) review.

A general discussion was held on the 13th December 2024 whereby it was identified that the damaged building held some heritage significance however that due to the fire damage and state of the building, the building's significance is diminished and the likely costs to repair the building were undue given its level of significance.

The proponent explained that there an active land claim on site the by the New South Wales Aboriginal Land Council (NSWALC). This further necessitates the removal of the building as land granted through the claims process should not be unduly constrained, enabling the Aboriginal community to derive meaningful benefit from it. The NSWALC's primary objective is to return land to its rightful custodians, and leaving a dilapidated building on the site is counter to the objective.

Interpretation opportunities have been investigated. Constraints including access, future land ownership arrangements, long-term maintenance concerns, and the risk of potential vandalism would not allow for implementation of Heritage Interpretation.

6.2. GLEN INNES SEVERN LOCAL ENVIRONMENTAL PLAN 2012

The table below provides an impact assessment of the proposal against the relevant clause for heritage conservation in the Glen Innes Severn LEP 2012.

Table 13 Impact assessment against the relevant clauses of the Glen Innes Severn LEP 2012

Clause	Response
<p>(1) Objectives</p> <p><i>The objectives of this clause are as follows:</i></p> <p><i>(a) to conserve the environmental heritage of Glen Innes Severn,</i></p> <p><i>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</i></p> <p><i>(c) to conserve archaeological sites,</i></p> <p><i>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance</i></p>	<p>This application, though relating to the demolition of a heritage listed item, more specifically relates to a broader cultural objective to return land which is subject to a land claim by the NSWALC to its traditional owners. The proposal would not directly respond to objective (1)(b) however it would facilitate the return of the land to traditional owners and broadly contribute to achieving the objectives at (1)(d).</p> <p>The site contains a listed item; however, the listing is associated with the former pigeon pair, 184 Ferguson Street Glen Innes. The associated 184 was destroyed in 1950 and the existing site remains in a dilapidated condition due to fire damage.</p> <p>However, with this disassociation now to its pigeon pair, 192 Ferguson Street no longer retains this previous established significance. As such, the demolition of this item is considered acceptable as it no longer retains its established significance.</p>

Clause	Response
<p>(2) Requirement for consent</p> <p><i>Development consent is required for any of the following:</i></p> <p><i>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</i></p> <p><i>(i) a heritage item,</i></p> <p><i>(ii) an Aboriginal object,</i></p> <p><i>(iii) a building, work, relic or tree within a heritage conservation area,</i></p> <p><i>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</i></p> <p><i>(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,</i></p> <p><i>(d) disturbing or excavating an Aboriginal place of heritage significance,</i></p> <p><i>(e) erecting a building on land:</i></p> <p><i>(i) on which a heritage item is located or that is within a heritage conservation area, or</i></p> <p><i>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</i></p> <p><i>(f) subdividing land:</i></p> <p><i>(i) on which a heritage item is located or that is within a heritage conservation area, or</i></p> <p><i>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</i></p>	<p>The site is not situated within the boundaries of any Heritage Conservation Area (HCA).</p> <p>However, the site contains a heritage item which is listed under Schedule 5 of the Glen Innes Severn LEP 2012, being Cottage (I207).</p> <p>Additionally, the site is located in the vicinity of a state and locally listed item. As such, this Heritage Impact Statement is required to assess the impact on the proposed works on the identified heritage significance of the Cottage and the heritage listed items in the vicinity.</p>
<p>(4) Effect of proposed development on heritage significance</p> <p><i>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the</i></p>	<p>A detailed heritage impact assessment has been undertaken in the following sections of this report. The proposed demolition of the subject has been assessed to be acceptable and will not impact the heritage items in the vicinity.</p>

Clause	Response
<p><i>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).</i></p>	
<p>(5) Heritage assessment</p> <p><i>The consent authority may, before granting consent to any development:</i></p> <p><i>(a) on land on which a heritage item is located, or</i></p> <p><i>(b) on land that is within a heritage conservation area, or</i></p> <p><i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</i></p> <p><i>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.</i></p>	<p>This heritage impact statement has been prepared to assist the consent authority in their determination and to assess the potential heritage impacts of the proposed works. This heritage impact statement satisfies the requirement under this clause.</p>

6.3. GLEN INNES SEVERN DEVELOPMENT CONTROL PLAN 2014

The following impact assessment has assessed the proposed works against the relevant provisions and controls of the Council's statutory and non-statutory planning controls.

The proposal comprises the demolition of a listed item (Item I207 – Cottage) within the *Glen Innes Severn Local Environmental Plan 2012*. The proposal has been reviewed in accordance with the LEP and the Glen Innes Severn Development Control Plan 2014 (DCP) controls and has been found to be compliant with the development controls.

The subject site is not located within the heritage character of the CBD being part of Chapter 8 in Section 8.4 Heritage Controls. As such, no general nor specific heritage controls are identified within the DCP for outside this identified area. However, the subject site has nevertheless been assessed against the general controls and objectives. As such, the proposed works, although located in a low-density area with vicinity items in its proximity, would have no impacts- adverse or otherwise - from a heritage perspective.

The demolition of the heritage item is deemed acceptable from a heritage perspective as it no longer aligns with the previously established heritage significance of its listing alongside 184 Ferguson Street. The historical relationship between the two cottages was lost with the destruction of the adjacent buildings and the shared values as outlined in the 1990s Heritage Study has been diminished. The subject building remains a pedestrian example of vernacular Federation-period architecture and utilises simple materials and design. The damage following the fire was extensive and as such has impacted significant fabric including the roof structure, wall linings, ceilings, floorboards, doors and joinery. The proposed demolition of this item is recommended as the cost of reconstruction is extensive and its former heritage significance has been lost with the demolition of its adjoining pigeon pair structure.

The demolition of this building has been assessed in this report to be acceptable and will not cause an adverse impact to the items located in the vicinity of the site due to limited visual links. The vicinity item's views and vistas will be retained with no detrimental impact to their interpretation or heritage significance.

6.4. HERITAGE NSW GUIDELINES

The table below provides an impact assessment of the proposal against the relevant questions posed in Heritage NSW's (former Heritage Office/Heritage Division) 'Statement of Heritage Impact' guidelines.

Table 14 Impact assessment against the relevant Heritage NSW Guideline Considerations

Provision	Response
<i>Will the proposed works be the best conservation solution for the heritage item?</i>	The demolition of the subject site is acceptable due to its loss of significance following the removal of its adjacent pigeon pair. A structural assessment by ACB found the building to be in poor and dilapidated condition after the 2021 fire. While external reconstruction is feasible, significant internal materials, particularly in the western portion, have collapsed due to fire damage. Reuse of the building would require substantial internal reconstruction and some external and structural reconstruction. Reconstruction based on existing evidence is possible externally however internally, there may not be enough evidence to reconstructed if there are no remnant rooms unaffected by fire damage. Internal reconstruction would be based on remnant details and speculation based on typical Federation period details.
<i>Will the works promote the ongoing use and upkeep of the item?</i>	
<i>Do the proposed works include removal of unsympathetic alterations and additions? How does this benefit or impact the heritage item and its significance?</i>	

Provision	Response
	<p>Reconstruction with new fabric would have some further impact on aesthetic significance if the quantity of reconstructed fabric is overwhelming and if new methods materials were required to meet contemporary compliance.</p> <p>Given the above, and the cost associated with the remediating the building and NSWALC land claim, it is not considered that that the retention and reconstruction of the item is the best solution.</p>
<i>Do the proposed works affect the setting of the heritage item, including views and vistas to and from the heritage item and/or a cultural landscape in which it is sited? Can the impacts be avoided and/or mitigated?</i>	The demolition is assessed to have no impact on the setting or interpretation of the nearby heritage items due to their physical separation and the inability to view them within the same visual context.
<i>Are the proposed works part of a broader scope of works?</i>	There are no plans at present for new development on the site. the NSWALC may in future submit separate development applications on the site.
<i>Does this proposal relate to any previous or future works? If so, what cumulative impact (positive and/or adverse) will these works have on the heritage significance of the item?</i>	
<i>Has the applicant checked if any other approvals or a separate process to evaluate the potential for impacts is required?</i>	
<i>If the proposed works are to a local heritage item, are the requirements of the development control plans or any local design guidelines that may apply to the site considered?</i>	Yes, refer to the impact assessment included at Section 6.3 of this report.
<i>Will the proposed works result in adverse heritage impact? If so, how will this be avoided, minimised or mitigated?</i>	The demolition of the heritage item in its current state is acceptable as its former significance is no longer retained due to this disassociation from its pigeon pair. The proposed works will not result in adverse heritage impact as the item no longer upholds the threshold for heritage listing.
<p>Demolition of a heritage item</p> <p><i>If demolition is proposed, why is it necessary?</i></p> <p><i>Have options for retention and adaptive re-use been explored? If yes, set out why these options have been discarded?</i></p> <p><i>Has technical advice for demolition been obtained?</i></p>	<p>The remnant building remains in dilapidated condition following fire damage in a recent fire. As per the structural report conducted by ACB, the fire has primarily affected the western portion of the cottage, including the western wall and roof.</p> <p>This resulted in the loss and collapse of weatherboards, roofing, and framing. While the fire did not damage the main portion of the building, decay was observed in some of the weatherboards</p>

Provision	Response
<p><i>Identify and include advice about how significant elements, if removed by the proposal, will be salvaged and reused.</i></p>	<p>and timber trims. Moreover, while the main portion of the roof remains largely intact, some of the internal ceiling boards have collapsed. As for the external brick chimney, the report found that the brick structures appear to be relatively intact and in serviceable condition.</p> <p>Therefore, the significant attributes listed by the council that were affected by the fire include portions of the cottage's weatherboard and the high gabled roof on the western side. The galvanised iron and high external brick chimney, however, remain relatively intact.</p> <p>Externally, there is sufficient evidence to reconstruct the subject site. Although no historical imagery of the site existed before 2008, aerial images can provide insights into the roof, size, and shape of the site. Similarly, Streetview imagery from 2008 can be used to substantially reconstruct elements such as the joinery, windows, doors, chimneys, and facades.</p> <p>However, internally, there may not be enough evidence to reconstructed if there are no remnant rooms unaffected by fire damage. Internal reconstruction would be based on remnant details and speculation based on typical Federation period details.</p>
<p>Interpretation</p> <p><i>Will the proposed works contribute to a continued understanding of the heritage item's history and significance?</i></p> <p><i>Can interpretive features be integrated into the design?</i></p>	<p>Interpretive signage is not proposed or recommended at this stage, as part of the Development Application works, due to the numerous constraints on the site, including Aboriginal Land Claim.</p>
<p>Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)</p> <p><i>Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?</i></p> <p><i>Will the proposed works affect views to, and from, the Interpretation heritage item? If yes, how will the impact be mitigated?</i></p> <p><i>Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?</i></p>	<p>The demolition of the cottage is not expected to alter existing views to and from the nearby heritage items, I075 and SHR01149. Although the cottage is located in the broader vicinity of these heritage items, trees obscure direct views between the subject site and Item I075.</p> <p>Similarly, whilst the state-listed item SHR01149 is situated near the subject site, the former railway line remains overgrown with vegetation and is currently not in use with direct sightlines to built items in the vicinity.</p>

Provision	Response
	As such, the existing views and vistas of these items will be retained with no impact to the integrity of these items nor the Streetscape.

7. CONCLUSION AND RECOMMENDATIONS

This application, though relating to the demolition of a heritage listed item, more specifically relates to a broader cultural objective to return land which is subject to a land claim by the NSWALC to its traditional owners. The proposal would not directly respond to the objectives in the LEP which relate to the conservation of heritage listed items on the LEP however it would facilitate the return of the land to traditional owners and broadly contribute to achieving the objectives at (1)(d) which relates to conservation of sites of Aboriginal cultural heritage significance.

As outlined in this report, the demolition of the item is acceptable because of the poor condition of the fabric, due to a recent fire, and due to the loss of the adjacent building which gave the pair landmark status.

The proposed demolition of the Heritage item is acceptable and supported from a heritage perspective for the reasons set out in this report.

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

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