



Heritage Impact Statement

Demolition of a heritage item
10 Forbes Street Grenfell

November 2021
EHC2020/0156

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1.0 EXECUTIVE SUMMARY

This Heritage Impact Statement has been prepared at the request of Mr Michael Mitton to establish the cultural heritage significance of the subject site and to then assess the potential heritage impacts against those assessed heritage values and significance. It is intended that this report will then accompany a Development Application to Weddin Shire Council.

Situated within the Weddin Shire Council local government area and in the locality of Grenfell, which is 370 kilometres west of Sydney city, the site comprises Lot B in Deposited Plan 5579, commonly known as 10 Forbes Street, Grenfell.

The site is presently identified as an item of local heritage significance, and is situated within the *Grenfell Urban Heritage Conservation Area*, which is listed under Schedule 5 of *Weddin Local Environmental Plan 2011*. The site is also situated within the vicinity of numerous heritage items.

Situated on the site is a single storey, detached style commercial building which displays characteristics that are attributed to the early 20th century Federation period and of the Federation commercial shop vernacular.

This Heritage Impact Statement has re-assessed the heritage values of the property and found that the building at 10 Forbes Street, Grenfell, is of historical, associative and aesthetic significance at a local level and subsequently, a more comprehensive Statement of Cultural Significance has been developed.

This Heritage Impact Statement has been prepared to consider the potential heritage impacts resulting from the proposed development, which involves the demolition of the existing building. Demolition is proposed based upon the present condition and integrity, the required remedial works to rectify the inherent structural defects, the demonstrable unreasonable costs associated with the required remedial works, and the material impacts to the authenticity and integrity of the building from the remedial works.

The proposal has been further assessed with regards to the identified heritage values and available physical and documentary evidence, including a visual inspection of the site and statutory planning requirements. In applying the evaluation criteria for assessing the likely impact of a proposed development on the heritage significance of listed items of heritage significance or heritage conservation areas (as published by the Heritage Council of NSW), subject to the following recommendations, the proposal is considered to have an acceptable heritage impact.

Recommendation	Recommended management / mitigation measures
1: Archaeology	Should any substantial intact archaeological deposits whether artefacts, relics or occupation deposits be discovered or uncovered, excavation and / or disturbance of the site is to immediately cease and the Consent Authority and Heritage NSW notified. Additional archaeological assessment may be required prior to works continuing in the affected area/s based on the nature of the discovery.
2: Photographic Archival Recording	Prior to the commencement of demolition works, a Photographic Archival Recording of the building should be undertaken in accordance with the guidelines of Heritage NSW and submitted to Council's Local Studies Library catalogue for Council's records.
3: Retention of the Front Façade and Shopfront Awning	Consideration should be given to the retention of the front gabled façade of the building (inclusive of the pressed tin cladding and original fenestration), together with the attached projecting awning over the public footpath. Should retention of these elements be feasible, they should be stabilised and suitably protected, being incorporated into any future redevelopment of the site.

2.0 INTRODUCTION

2.1 Acknowledgement of Country

Edwards Heritage Consultants Pty Ltd (EHC) acknowledges the traditional custodians of the land on which we work and we recognise their continuing connection to land, waters and culture. We pay respect to Aboriginal Elders past, present and emerging.

2.2 Context of the report

This Heritage Impact Statement has been prepared at the request of Mr Michael Mitton to assess the potential heritage impacts and to accompany a Development Application to Weddin Shire Council, which seeks approval for the demolition of the existing heritage-listed building at 10 Forbes Street, Grenfell.

The report considers:

1. An assessment of the property to further establish its cultural heritage significance with the formulation of a Statement of Significance.
2. What impact the proposed works will have on the identified heritage significance;
3. What measures are proposed to mitigate negative impacts;
4. Why more sympathetic solutions are not viable;
5. Recommendations to mitigate heritage impacts.

2.3 Methodology

This report has been prepared in accordance with the general methodology and guidelines set out in the Heritage Council of NSW publication '*Statements of Heritage Impact*' as contained in the *NSW Heritage Manual*.

The overarching philosophy and approach to this report is guided by the conservation principles and guidelines of the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance (Burra Charter)* 2013.

This Heritage Impact Statement builds upon the previously assessed heritage values and the established Statement of Cultural Significance as per the State Heritage Inventory Database.

The assessment criteria developed by the Heritage Council of NSW as contained in the *NSW Heritage Manual* is used to assess and further establish the cultural significance of the site.

A visual examination of the subject site has been undertaken, which is followed by a merit and significance based desktop assessment of the development proposal.

The potential, actual and / or perceived heritage impacts stemming from the development proposal have been assessed with reference to the *Weddin Local Environmental Plan 2011*, the *Weddin Shire Council Development Control Plan 2014* and the Heritage Council of NSW assessment criteria.

2.4 Authorship

This Heritage Impact Statement has been prepared by Michael Edwards B.Env.Plan M.Herit.Cons, M.ICOMOS, JP, Director & Principal Heritage Consultant and Advisor for Edwards Heritage Consultants. The report has been reviewed and endorsed by Bethany Robinson B.A M.Mus.Herit, Heritage Consultant for EHC.

Ms Robinson is a young and vibrant Heritage Consultant who is passionate about the historic built environment. Her fast-growing skills set is underpinned by her background and experience in cultural heritage management and conservation practice with various museums collections.

Mr Edwards has over 15 years extensive experience in both the town planning and heritage conservation disciplines and has held previous positions in Local and State Government. Mr Edwards has previously worked with the former Heritage Division of the NSW Office of Environment and Heritage and is currently Heritage Advisor to the City of Ryde Council, Cessnock City Council and Georges River Council.

Unless otherwise noted, all contemporary photography in this report is by EHC.

2.5 Limitations

This Heritage Impact Statement:

- Considers the site, external structures and internal rooms and spaces that were visually and physically accessible by EHC on the day of the inspection.
- Is limited to the investigation of the non-Aboriginal cultural heritage of the site. Therefore, it does not include any identification or assessment of Aboriginal significance of the place.
- Is limited to a due-diligence archaeological assessment only and does not present a detailed archaeological assessment of the site.
- Does not provide a structural assessment or advice. Subsequently, this report should be complemented by advice from a Structural Engineer with demonstrated heritage experience.
- Does not provide a detailed assessment of the provisions of the *Weddin Shire Council Development Control Plan 2014*, but considers generally the development standards relating to the development of heritage items and within a heritage conservation area.

2.6 Terminology

The terminology used throughout this report is consistent with the NSW Heritage Manual and the Australia ICOMOS *Burra Charter* (2013).

A glossary of common terms used is listed in Appendix A.

2.7 Physical Evidence

A visual examination of the site and the surrounding area was undertaken on 1 October 2020. All contemporary photography used in Section 2 of this report was captured at this time, unless otherwise credited.

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3.0 SITE ASSESSMENT

3.1 Location and Context

The site is situated within the Weddin Shire Council local government area and in the locality of Grenfell, which is 370 kilometres west of Sydney city. The site comprises Lot B in Deposited Plan 5579, commonly known as 10 Forbes Street Grenfell.



Figure 1: Aerial view of the locality.

[Source: NSW Land and Property Information, 2021]



Figure 2: Aerial view of the site. (Note parallax error in cadastral overlay)

[Source: NSW Land and Property Information, 2021]

3.2 The subject site

The subject site is located on the eastern side of Forbes Street and is situated within an established urban streetscape that forms part of the commercial precinct of the Grenfell town centre. The street is characterised by a mixture of low-density commercial, residential and ecclesiastical buildings.

The site has a mostly rectangular shape, with a wide frontage to Forbes Street. It comprises an area of approximately 570sqm and is predominantly level, rising gently towards the rear boundary.

The site is adjoined to the north by a detached style single-storey commercial shop, to the south by Grenfell Uniting Church and to the east by the Uniting Church hall.



Figure 3: View of the subject site from Forbes Street (the subject site is to the right of the frame).

3.1 The Building - Exterior

Situated on the site is a single storey, detached style commercial building.

The building has a conventional placement on the site and has a zero-setback to the front boundary, with an awning projecting off the front elevation into the public domain.

The building has an elongated rectangular footprint and features a gabled roof form, with a gable presenting to both the front and rear elevations. The front elevation is splayed (relative to the side elevations) and is commensurate with the front boundary.

The majority of the building is of timber frame construction, with later additions to the rear of steel frame construction. All external walls are clad in vertically arranged corrugated sheet metal, except for the front elevation.

The front elevation features an asymmetrical composition, with a double leaf entry door of timber joinery, flanked to one side by a double-hung sash window of timber joinery and a contemporary steel roller door to the other side and with a louvered glass transom window above. The front elevation is clad in pressed tin sheeting, resembling brickwork. The same cladding extends above the front awning on the parapet wall which features a rectangular parapet that terminates below the ridgeline of the roof.

Projecting off the front elevation over the public footpath and extending to the street gutter, is a timber framed awning that is supported by square dressed timber posts with stop chamfered corners and decorative timber brackets. The awning has a simple skillion roof form, with vertically arranged timber valances on the north and south sides of the awning.

The north elevation of the building is punctuated by timber sash windows, while the south elevation is only fenestrated at the rear skillion section. There is a steel roller door at both the eastern and western ends of the southern side elevation. Attached to the southern side elevation is a timber-framed structure without roof cladding, possibly a former carport.

At the rear of the building is a simple skillion wing addition that has a regressive scale and footprint to the main building. Also at the rear of the site is a detached timber shed structure which features two sets of wide, double-leaf timber doors. This structure is clad in corrugated sheet metal and has a skillion roof.

The definitive framework for identifying architectural styles within Australia is that developed by Apperly, Irving and Reynolds in *'Identifying Australian Architecture: Style and Terms from 1788 to the Present'*. The authors provide a perceptive account of what constitutes and defines a style. Mostly concerned with 'high' or 'contrived' architectural styles, rather than the 'popular' styles or the vernacular, it is accepted that the boundaries between identified styles are not always clear-cut.

Subsequently, the terminology for a style and the framework to be applied in defining the style, comprises two parts, firstly identifying the period in which the building belongs and secondly describing the major characteristics.

In this manner, the building displays characteristics that are attributed to the early 20th century Federation period and of the Federation commercial shop vernacular. It is not attributed to any distinguished architectural style.



Figure 4: Front elevation of the subject building.



Figure 5: View of the subject site from Forbes Street, looking northeast.



Figure 6: View of the subject site from Forbes Street, looking southwest.



Figure 7: View of the front masonry pattern tin cladding.



Figure 8: Detail of the front awning, showing decorative timber brackets and timber valance.



Figure 9: Northern elevation of the subject building.



Figure 10: View towards Forbes Street from the rear of the site, showing the former carport awning.



Figure 11: View of the southern elevation of the skillion-roofed wing at the rear of the main building.



Figure 12: Eastern elevation of the shed at the rear of the site.

3.2 The Building - Interior

The interior of the building comprises a simple configuration and largely utilitarian form, essentially comprised of two large rooms, including the former shop at the front and workshop at the rear.

Within the front portion of the building, the flooring is mostly timber boards, with sections of compressed particleboard. Towards the rear, the flooring comprises a concrete slab and earth. There is a step-level difference towards the centre of the building, with the rear workshop area sitting at a higher RL than the floor level of the front portion.

Walls and ceilings of the front section are clad in fibrous cement sheeting, with a slow combustion fireplace against the southern wall.

A pair of timber double doors lead to a former workshop. It has a dirt floor and walls of exposed timber and corrugated metal sheets. The ceiling is partially finished in fibrous cement sheeting, with the remainder consisting of exposed timber framework and corrugated metal sheeting. The workshop contains several workbenches.

The shed has a similar interior to the former workshop, with a dirt floor and exposed timber framework on the walls and ceiling.

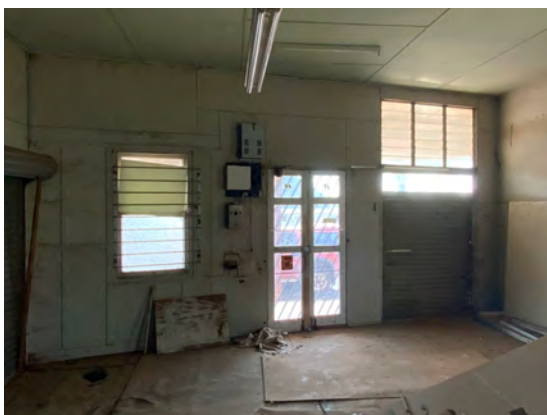


Figure 13: View of the front portion of the building facing towards the front entry door.



Figure 14: View of the front portion of the building facing towards the southwestern front corner.



Figure 15: Former shop, facing towards the rear.



Figure 16: Former shop, facing north showing typical window detailing.



Figure 17: Sign advertising former electrical shop.



Figure 18: Former workshop, looking west towards Forbes Street.



Figure 19: Former workshop, facing south.



Figure 20: Former workshop, facing towards the rear.



Figure 21: Former workshop, looking east.



Figure 22: Shed, looking north.



Figure 23: View of the rear shed, facing towards the main building.

3.3 Landscape

The landscaped setting of the site is minimal, with the footprint of the extant building comprising the majority of the site area.

A small informal landscaped area is situated to the southern side of the building, which is mostly comprised of grass.

The southern side and eastern rear boundaries are delineated by vertically arranged sheets of corrugated sheet metal. The building itself forms the northern side and western front boundaries.



Figure 24: Driveway on southern side of the site, looking east towards Forbes Street.

3.4 Streetscape contribution

Built in 1910, the former shop contributes to the early 20th century built form character of Forbes Street and forms a part of the established commercial precinct of the Grenfell town centre.

The building displays characteristics which define it as belonging to the commercial shop typology of the town centre, particularly through the zero-setback to the front boundary and projecting awning which extends to the kerb.

The site is situated close to the town centre itself, though is the southernmost commercial building, effectively 'bookending' the town centre when approaching from the south along Forbes Street. Directly opposite the site are detached dwelling houses, which reinforce the transition to the outlying residential areas of Grenfell.

The most striking building within the section of Forbes Street between Camp Street and Main Street, is the Grenfell Uniting Church which immediately adjoins the subject site to the south. The large scale and striking features of the church give it a strong visual prominence within the street. Despite the modest scale of the subject building by comparison, together with the neighbouring former butcher's shop (12 Forbes Street), the buildings form an important group, both having been built by William Guthrie of W. Guthrie & Son and visually contribute to the cohesion of the commercial streetscape character.

3.5 Integrity and condition

The integrity of a site, in terms of its heritage significance, can exist on a number of levels. For instance, a site may be an intact example of a particular architectural style or period and thus have a high degree of significance for its ability to illustrate that style or period.

Equally, heritage significance may arise from a lack of architectural integrity where the significance lies in an ability to illustrate an important evolution to the building or change in use.

While a detailed structural assessment is beyond the scope of this report, a non-invasive visual inspection of the exterior and interior has been undertaken, which identifies a number of structural and non-structural cosmetic changes that have been undertaken.

Section 4 of this report provides an overview of the historical narrative of the site. It demonstrates that the building was likely constructed in 1910, together with the adjoining building at 12 Forbes Street. While there is limited historical documentary evidence available, an early photograph of the building (possibly dating to the 1920s period) reveals information on the original form and silhouette of the building, together with the composition and detailing of the front elevation.

From a visual analysis of the building, it is apparent that the building has been substantially modified both internally and externally, with the loss of original fabric and obscuration of the original features. The building has been horizontally extended at the rear with a single storey addition that largely mirrored the form of the original building, together with a simple skillion-roofed wing at the very rear.

Internally, the walls, flooring and ceiling have been replaced with various materials, mostly fibrous cement sheeting to walls and ceilings and particleboard to flooring. The front elevation of the building has also been obscured through the replacement of the front entry doors and the insertion of a roller door which replaced what appears in the historical photograph as having originally been a large shop window.

Other additions and changes have included the installation of a roller door to the southern side elevation just behind the front elevation, the construction of an awning over the open grassed area on the southern side of the building and various window replacements and other cosmetic repairs.

Most significantly, during the visual examination of the site by EHC in October 2020, evidence of extensive fire damage was discovered to the timber truss framing of the roof and some timber wall framing. The existing damage was most extensive within the roof space, largely concealed from view by the existing ceiling and limited access to the roof space. The fire damage was likely sustained during a significant fire event which predates the Client's ownership of the site in 2012.

Likely a consequence of the fire, the building was extensively modified, which most probably included the renewal of the external roof cladding and internal ceiling and wall cladding, effectively masking the severely deteriorated timber framing to the roof trusses.

While the original silhouette and form of the building remains legible from the streetscape, previous changes have obscured the original building footprint and silhouette at the rear. Further unsympathetic changes have obscured the original design integrity of the building through the loss of original features.

It is understood that the building has remained vacant for a considerable period. This in turn has resulted in insufficient cyclical maintenance and repairs, which has exacerbated the deterioration and, in some instances, the failure of fabric.

Overall, the entire building assemblage is in a dilapidated and poor condition and the effects of the extensive fire damage and previous structural and cosmetic changes have had a more than substantial and negative impact on the building's design integrity.

4.0 HISTORICAL OVERVIEW

4.1 Introduction

This section attempts to place 10 Forbes Street, Grenfell, into the context of the broader history of the region as well as outlining the sequence of development, occupation and use of the site.

Analysing and understanding the historical context of the site is an important consideration in the assessment of cultural significance (see Section 7.0), informing the assessment of historical significance and historical associations of significance.

The history of the site is presented in a narrative form and is derived from the sources referenced throughout. It also builds on existing extensive publication and research and assumes a prior knowledge of the Aboriginal history of the area.

4.2 The discovery of gold

Bushranging had begun in the area in the late 1850s, when notorious bushranger Ben Hall and his gang were active in the area. The Hall family had moved to the Lachlan district in 1850, with Ben taking up work as a stockman.

A few years later in 1866, a shepherd named Cornelius O'Brien found gold in what would become Grenfell. With gold fever at a high, parties of miners began arriving from the Lambing Flats and Forbes areas to try their luck. A town of temporary huts and tents grew quickly along Emu Creek, which gave the early settlement its name. The fledgling town however, was proclaimed 'Grenfell' the following year, after the Gold Commissioner John Granville Grenfell had been killed by bushrangers at Forbes. Between 1867 and 1869, 40,000 ounces of gold were found each year.¹

Renowned Australian poet Henry Lawson was another early resident of Grenfell. He was born on the goldfields in 1867 and worked as a bush worker, house painter, telegraph linesman, journalist and rouseabout. His experiences in rural New South Wales provided inspiration for his short stories and poetry. He died at the age of 55 and received a state funeral – the first writer to be given such distinction in death.²

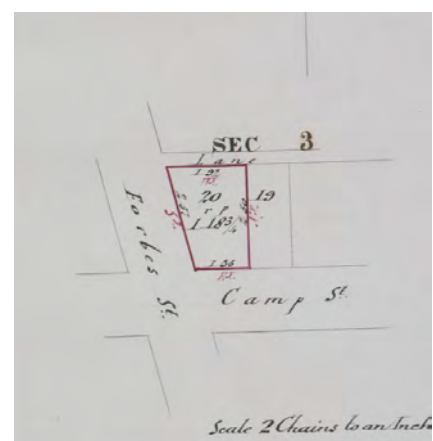
4.3 First land grant

It was not long after the proclamation of the township of Grenfell in 1867 that allotments began being offered for sale by the Crown.

In December 1868, a German national Henry Margules purchased Portion 20 in Section 3 of the township. Portion 20 comprised an area of '1 rood, 18 perches and $\frac{3}{4}$ perches' and situated at the intersection of Forbes and Camp Streets together with a small service laneway to the north. Margules had paid 13 pounds and 15 shillings for the land.³

Figure 25 (right): 1869 diagram of Henry Margules' land.

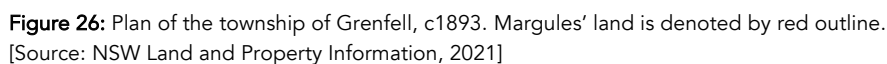
[Source: Certificate of Title 78-34, NSW Land Registry Historical Land Records Viewer.]



¹ 'History and Heritage,' Grenfell Tourism, accessed June 7, 2021, <https://www.grenfell.org.au/history-and-heritage>.

² 'History and Heritage,' Grenfell Tourism, accessed June 7, 2021, <https://www.grenfell.org.au/history-and-heritage>.

³ Certificate of Title 78-34, NSW Land Registry Historical Land Records Viewer.



Margules was considered somewhat of a notorious figure in the gold rush towns. The first major incident involving Margules occurred in 1876, when, during his time as Postmaster at McGuigan's Lead in Forbes, he did not pay the money he had received for business licenses and miners' rights into the Treasury.⁴ In 1879, he called a meeting of the miners of Back Creek 'to justify himself and Mr Scott in interviewing

⁴ 'Our Old Friend Margules,' *Mining Record and Grenfell General Advertiser*, March 25, 1876: 2.

Ministers of the Crown while they were in Sydney.’ The details of Margules offence are unclear, however it raised enough ire in the community to result in a torchlight procession ‘at which the effigy of Margules was interred amidst much fun and excitement. There was a plentiful supply of eggs provided by Mr Wickes.’⁵ Public opinion did not deter Margules from his criminal activities, and in 1881 he transferred part of a mining share from Patrick Hannan under the name of William Oliver, without consent.⁶ He was consequently suspended from his post as Mining Registrar at Temora.⁷ He had chosen the site for the town in 1880.⁸ Despite his crimes, Margules did have some supporters, and his departure from Grenfell was ‘long lamented by the committee of the School of Arts and members of the Amateur Dramatic Club.’⁹

However, Margules no longer owned the land on Forbes Street at the time of these controversies, for in 1875, the mortgagee Robert Mattheson Vaughn had exercised his power of sale to sell the property to the grazier Alfred Colls.¹⁰ Vaughn was the Member for Grenfell for fourteen years from the mid-1880s and also served as the Minister for Mines during this time.¹¹

Within a year, Robert Vaughn was once again the owner of the site, which by now comprised a reduced area of 1 rood and 1 ½ perches. This followed the subdivision of the northern portion of the allotment which was purchased by C A Schweitzer sometime before 1908.¹² By 1908, David Shackel was the registered owner of the residual area of Portion 20. When he died in 1923, the *Grenfell Record and Lachlan District Advertiser* praised him for his ‘personal ability and grit,’ which allowed him to ‘amass a considerable fortune.’

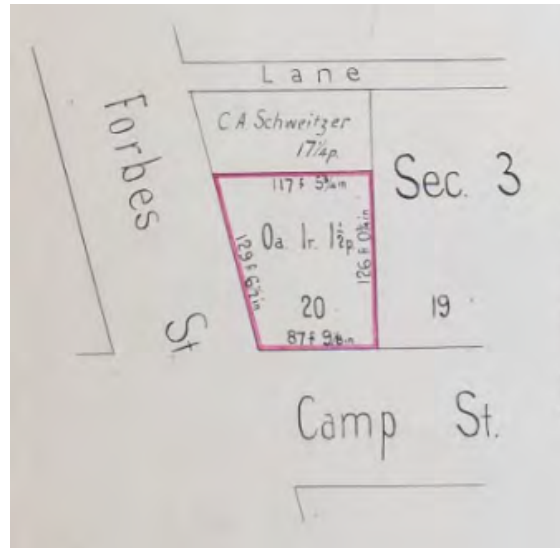


Figure 27: 1908 diagram of David Shaker's land.

[Source: Certificate of Title 78-34, NSW Land Registry Historical Land Records Viewer.]

Shackel had arrived emigrated from Poland in the early 1890s and settled in Grenfell, where he began working in his brother Alfred's drapery store on George Street. Despite knowing little English when he arrived, he ‘picked up the language wonderfully quickly.’ He later opened his own drapery store in Cowra before becoming a land speculator. A strong supporter of local sport, he presented the ‘Shackel Cup’ to the Cowra Cricket Club.¹³ He owned over thirty subdivisions at one point, and left money to a range of charities.¹⁴

⁵ ‘Local News,’ *Grenfell Record and Lachlan District Advertiser* April 5, 1879: 2.

⁶ ‘Our Old Friend Margules,’ *Mining Record and Grenfell General Advertiser*, March 25, 1876: 2.

⁷ ‘Current Topics,’ *Cootamundra Herald*, September 7, 1881: 1.

⁸ Untitled, *Tumut and Adelong Times*, May 20, 1930: 4.

⁹ ‘Our Old Friend Margules,’ *Mining Record and Grenfell General Advertiser*, March 25, 1876: 2.

¹⁰ Certificate of Title 268-182, NSW Land Registry Historical Land Records Viewer.

¹¹ ‘General items,’ *Bathurst Free Press and Mining Journal*, March 27, 1885: 3.

¹² ‘Local and General,’ *Grenfell Record and Lachlan District Advertiser*, May 12, 1924: 2.

¹³ Certificate of Title 1931-149, NSW Land Registry Historical Land Records Viewer.

¹⁴ ‘Death of Mr David Shackel,’ *Grenfell Record and Lachlan District Advertiser*, June 4, 1923: 2.

¹⁵ ‘Death of Mr David Shackel,’ *Grenfell Record and Lachlan District Advertiser*, June 4, 1923: 2.

¹⁶ ‘The Late Mr. David Shackel,’ *Hebrew Standard of Australasia*, June 8, 1923, 11.

4.4 William Guthrie & Son

In mid-June 1909, Shackel had engaged William Allwood Rae, a Surveyor from Orange, to undertake a survey of his land and to prepare a plan of subdivision.

A plan was drawn up, subdividing the land into five separate allotments (Lots A, B, C, D and E), in what would be registered with the Land Titles Office as Deposited Plan 5579. Both Lots A and E would have a narrow width, with Lot A running perpendicularly to Forbes Street and Lot E running perpendicular to Camp Street. Lots B, C and D would each have wider frontages to Forbes Street. The configuration of Lots A and E suggest they were intended as service lanes to the rear of Lots B, C and D.

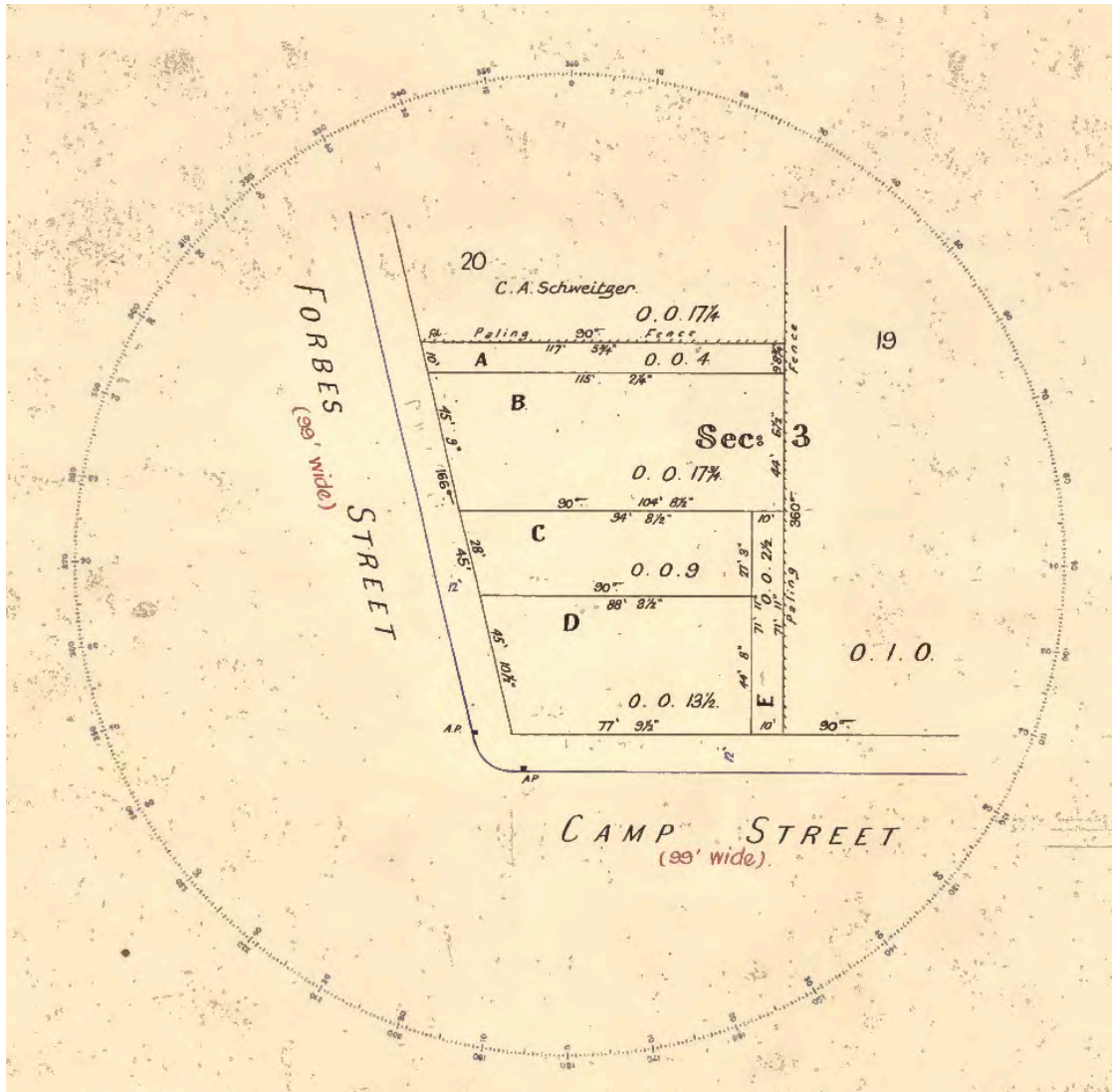


Figure 28: Plan showing the 1909 subdivision of Shackel's land, creating the subject site.
[Source: NSW Land and Property Information, 2021. Deposited Plan 5579]

In December 1909, local builder and contractor William Guthrie, purchased Lot B of David Shackels' land, comprising 17 $\frac{3}{4}$ perches.¹⁵

In March 1910, the *Grenfell Record and Lachlan District Advertiser* reported that 'Mr Guthrie has completed his large building in Forbes Street' which is believed to have been the present building on the site.¹⁶ It is unknown whether there were previously any structures on the site. Guthrie was a respected builder, joiner, architect and shopkeeper who operated under the name 'W. Guthrie & Son.

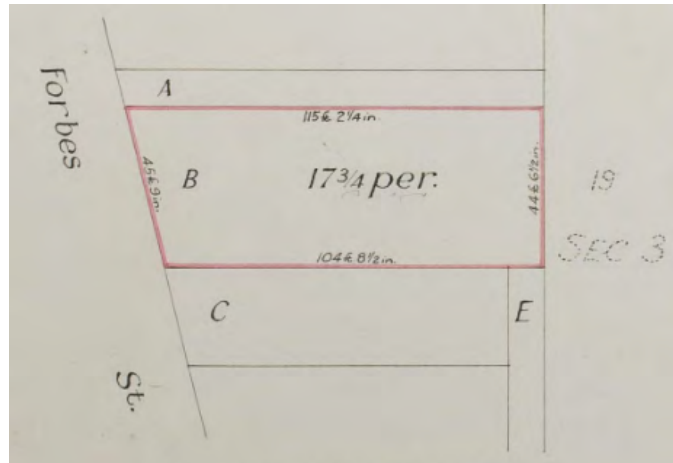


Figure 29: 1936 diagram of the subject site.

Source: Certificate of Title 78-34, NSW Land Registry Historical Land Records Viewer.]

Guthrie had arrived in Australia from Sandy Orkney in Scotland at the age of 23, first working for the Clyde Engineering Company, before relocating to Cowra for a time and then settling in Grenfell in the mid-1880s.¹⁷ As a craftsman, he was said to have been 'unexcelled.'¹⁸ He had many notable commissions in Grenfell, including the Post Office, the Methodist Church (now Uniting) located beside the subject site on the corner of Forbes and Camp Streets, the fit-out of the Union Bank, the Presbyterian First World War Honour Board in St Andrew's Church and Mr Charles A. Schweitzer's butcher's shop, which neighbours the subject building on its northern side.¹⁹



Figure 30: c1920-30s photograph of the subject site, possibly showing William and Roy Guthrie. [Source: Client]

¹⁵ Certificate of Title 268-182, NSW Land Registry Historical Land Records Viewer.

¹⁶ Untitled, *Grenfell Record and Lachlan District Advertiser*, March 19, 1910: 2.

¹⁷ 'Obituary: Mr William Guthrie,' *Grenfell Record and Lachlan District Advertiser*, July 4, 1932: 2.

¹⁸ 'Obituary: Mr William Guthrie,' *Grenfell Record and Lachlan District Advertiser*, July 4, 1932: 2.

¹⁹ 'Obituary: Mr William Guthrie,' *Grenfell Record and Lachlan District Advertiser*, July 4, 1932: 2.

'Presbyterian Church,' *Grenfell Record and Lachlan District Advertiser*, December 16, 1920: 2.

'Mr C. A. Schweitzer's New Shop,' *Grenfell Record and Lachlan District Advertiser*, September 7, 1910: 2.

In 1905, he was referred to as the architect of Alderman G. H. Black's 'substantial and commodious residence' on Camp Street. It was believed to be 'the most substantially-built place in town' at the time.²⁰ Based on the description of the house provided in the newspaper, it is mostly likely that the house in question is 49 Camp Street. Guthrie was also a prominent Mason, 'probably the oldest member of Manchester Unity Lodge.'²¹ He was elected chairman of Grenfell Masonic Lodge in 1931 but died only a year later at the age of 71.²²

William Guthrie had transferred ownership of the land to his son, Roy William Guthrie, in 1920.²³ Roy worked with his father and was variously referred to as a carpenter and a joinery, glass and timber merchant.²⁴ During the First World War, he was a Lance Corporal in the 36th Battalion, returning to Grenfell in September 1917 after receiving injuries on active service that 'seriously affected his hearing.'²⁵

Guthrie busied himself in his work, continuing with many notable commissions in the proceeding years, including in 1920, the Holy Trinity Soldier's Memorial Hall adjacent to the Grenfell Holy Trinity Church and most notably, the new Presbyterian (now Uniting) Church adjacent to his shop in Forbes Street, which was opened for worship in 1928.

Despite his sustained hearing injuries, this did not deter Guthrie from enlisting in the Second World War. In 1942, notice was given that the business activities of W.Guthrie & Son had been suspended during Roy Guthrie's absence on defence work.²⁶ Under Roy's ownership, the business offered 'joinery, cabinet and brick works, tim-chants and builders' suppliers. Bricks in any quantity; plate and sheet glass; timber; lime; cements.'²⁷

4.5 Colin Monger's Electrical Shop

W.Guthrie & Son continued to trade from the premises until the property was sold in 1963, having been purchased by Colin Gregory Monger from Grenfell.

Monger was born in 1928 in Grenfell, becoming an electrician by trade. Just prior to completing his apprenticeship, he sustained an injury, losing an eye from a broken drill bit. He established himself in Grenfell as an electrician, purchasing the site in Forbes Street from Guthrie in 1963. Here, he operated as 'Col Monger Building Contractor', selling a range of products, including air conditioning units and slow combustion wood heaters, as well as undertaking various repair work in the workshop that had been added to the rear of the building.



Figure 31: Extant sign from Col Monger's occupation of the building.

²⁰ 'Grenfell: A Retrospect,' *Grenfell Record and Lachlan District Advertiser*, March 18, 1905: 2.

²¹ 'Obituary: Mr William Guthrie,' *Grenfell Record and Lachlan District Advertiser*, July 4, 1932: 2.

²² 'Yesterdays,' *Grenfell Record and Lachlan District Advertiser*, January 29, 1931: 6.

²³ Certificate of Title 2026-185, NSW Land Registry Historical Land Records Viewer.

²⁴ Certificate of Title 3017-219, NSW Land Registry Historical Land Records Viewer.

Certificate of Title 5360-88, NSW Land Registry Historical Land Records Viewer.

²⁵ 'Corporal Roy Guthrie,' *Grenfell Record and Lachlan District Advertiser*, December 7, 1917: 2

²⁶ 'W Guthrie & Son,' *Grenfell Record and Lachlan District Advertiser*, June 25, 1942: 2.

²⁷ 'Shop in Grenfell,' *Grenfell Record and Lachlan District Advertiser*, March 14, 1938: 2

During Monger's ownership and occupation of the building it is believed that a series of changes were made to the building, including the installation of a new roller door to the front elevation of the building as well as to the southern side elevation. Sometime during the late 20th century, the building was extensively damaged by fire, with significant damage to the interior of the building, likely leading to the replacement of wall and ceiling cladding to the interior and roof cladding to the exterior.



Figure 32: View of the subject site in 1992. Despite the poor quality of the image, the photo evidences the extant overall form of the building as viewed from Forbes Street. It shows the existence of the skillion roofed awning off the southern side elevation and the various signage applied to the gabled façade above the awning and fascia signage to the awning itself.

[Source: Grenfell Precinct Heritage Study 1992]

4.6 The Property to the Present Day

It is unclear when Monger ceased trading from the building. During the visual inspection of the premises by EHC in October 2021, a number of observations were made about the age of the remaining fit-out of the interior, with a late 1980s wall calendar on display, and 1 and 2 cent coins still in the cash register drawer, suggesting the building had not been occupied for a considerable period of time.

The *Grenfell Town Centre Heritage Study 1993* recommended the creation of a new heritage conservation area which would take in much of the Grenfell town centre, including the subject site. Consequently, the Grenfell Conservation Area was included on Part 1 of Schedule 1 *Heritage Conservation Areas and Items of the Weddin Local Environmental Plan 2002*. By 2011, when the *Weddin Local Environmental Plan 2011* was gazetted, the subject site was identified as an individually listed item of local heritage significance, as well as sitting within the Grenfell Conservation Area.

Following the death of Colin Monger in 2012, the property was sold, having been purchased by Mitton Superannuation Pty Ltd, who remain the present owners.

5.0 HERITAGE LISTING STATUS

5.1 Introduction

Identification of the statutory and non-statutory heritage listings applicable to the subject site is as follows:

5.2 Statutory and non-statutory heritage listings

Statutory lists

The subject site **is** identified as an item of local heritage significance ('Old electrical shop and old butcher shop' [Item No.178]), listed under Schedule 5 of *Weddin Local Environmental Plan 2011*.

The subject site **is** located within the Grenfell Urban Heritage Conservation Area (C2) listed under Schedule 5 of *Weddin Local Environmental Plan 2011*.

Non-statutory lists

The subject site **is not** identified on any non-statutory heritage lists or registers.

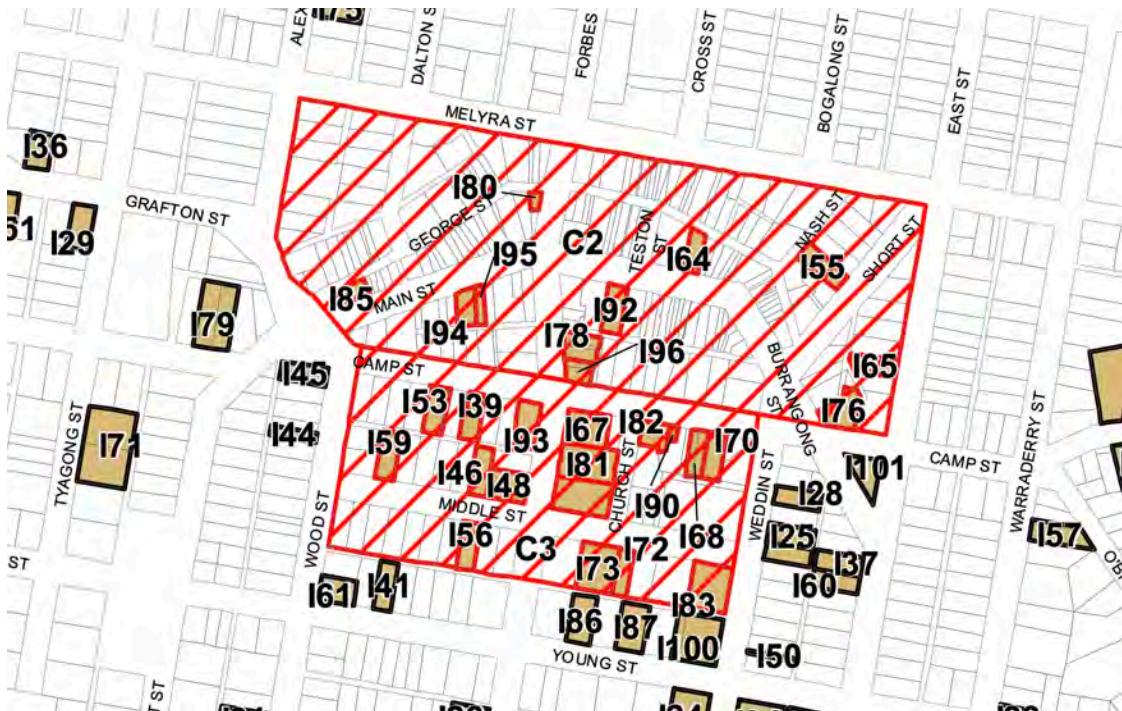


Figure 33: Map showing the heritage status of the subject site (178 at the centre of frame) and surrounding allotments. [Source: *Weddin LEP 2011*, Heritage Map HER_008A]

5.3 Items of heritage significance within the vicinity of the site

For the purposes of this heritage impact assessment, the term 'in the vicinity' is taken to be any item or items that:

- i) Are within an approximate 100m radius of the boundaries of the subject site;
- ii) Have a physical relationship to the subject site i.e. adjoin the property boundary;
- iii) Are identified as forming a part of a group i.e. a row of terrace houses;
- iv) Have a visual relationship to and from the site; or
- v) Are a combination of any of the above.

In applying the above criteria, items of local heritage significance (listed under Schedule 5 of *Weddin Local Environmental Plan 2011*) within the vicinity of the subject site include:

- 'The Grenfell Record' 39 Main Street, Grenfell (Item No.I95)
- 'The ANZ Bank' 77 Main Street, Grenfell (Item No.I92)
- 'Uniting Church' Forbes Street, Grenfell (Item No.I96)
- 'The Cedars' 59 Camp Street, Grenfell (Item No.I93)
- Grenfell Conservation Area No.2 (Item No.C3)

There are no items of state heritage significance (listed on the State Heritage Register (SHR) under the *Heritage Act 1977*) within the vicinity of the subject site.

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6.0 EXISTING HERITAGE SIGNIFICANCE ASSESSMENTS

6.1 Existing description of the heritage item – ‘Old electrical shop and old butchers shop’

The *Grenfell Precinct Heritage Study 1992* provides a physical description of the item as follows:

<i>Architectural Style:</i>	<i>Federation Classical</i>
<i>Materials:</i>	<i>Face Brick with rendered parapet. Timber verandah and post to front and side elevation.</i>

Note: Despite the reference to the materiality of the building as being face brick, this heritage assessment demonstrates that the building is in fact of timber frame construction, with a pressed tin cladding to the front façade only, which simulates masonry. The remainder of the building is timber framed with corrugated sheet metal cladding to external walls.

6.2 Existing Statement of Cultural Significance – ‘Old electrical shop and old butchers shop’

The *Grenfell Precinct Heritage Study 1992* provides a Statement of Cultural Significance of the item as follows:

‘This building is historically important as it allows an interpretation of the grown and development of the town’s commercial centre. This building represents a shift and consolidation of solid commercial buildings from George Street to the higher ground in Main and Forbes Streets.’

6.3 Existing Statement of Cultural Significance – Grenfell Urban Heritage Conservation Area

The *Grenfell Precinct Heritage Study 1992* provides a Statement of Cultural Significance of the ‘Camp and Forbes Streets Precinct’ of the Grenfell Urban Heritage Conservation Area as follows:

‘The cultural significance of the Camp and Forbes Street precinct is:

This precinct is historically significant as it contributes to an understanding of the influences that have impacted on the town.

It represents a shift and consolidation of solid commercial and residential building from the lower levels around Emu Creek and George Street to the higher ground via Main and Forbes Streets.

The precinct contains many residential and commercial developments from various architectural periods.

These range from a prominent 1884 Victorian cottage, associated with an important business person, to more modest Victorian & Federation timber cottages. The precinct also contains examples of the later post war period.

Although modified, these buildings retain their basic form and character. The overlays of various commercial developments help to contribute to an understanding of the influences that have developed this commercial centre. They reflect the changes in social and cultural attitudes.

The likelihood of the precinct having significant archaeological resources is high especially on redeveloped sites.

This area is important for its potential to yield information contributing to a wider understanding of the history of human occupation of the Lachlan Region.’

7.0 ASSESSMENT OF CULTURAL SIGNIFICANCE

7.1 Methodology

The assessment of cultural significance follows the methodology recommended in *Assessing Heritage Significance*²⁸ by using the NSW Heritage Assessment Criteria and is consistent with the guidelines as set out in the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter 2013)*²⁹.

An item or place will be considered to be of heritage significance if it meets at least one or more of the following criteria:

Criterion:	Significance theme:	Explanation:
Criterion (a)	Historical	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).
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).
Criterion (c)	Aesthetic	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).
Criterion (d)	Social	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.
Criterion (e)	Technical / Research	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).
Criterion (f)	Rarity	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).
Criterion (g)	Representative	An item is important in demonstrating the principal characteristics of a class of NSW's (or the local area's) cultural or natural places or cultural or natural environments.

It is important to note that only one of the above criteria needs to be satisfied for an item or place to have heritage significance. Furthermore, an item or place is not excluded from having heritage significance because other items with similar characteristics have already been identified or listed.

7.2 Assessment against NSW Heritage Assessment Criteria

7.2.1 Criterion (a) – Historical Significance

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

Guidelines for Inclusion	✓/X	Guidelines for Exclusion	✓/X
• Shows evidence of a significant human activity.	✓	• Has incidental or unsubstantiated connections with historically important activities or processes.	X
• Is associated with a significant activity or historical phase.	✓	• Provides evidence of activities or processes that are of dubious historical importance.	X
• Maintains or shows the continuity of a historical process or activity.	✓	• Has been so altered that it can no longer provide evidence of a particular association.	X

²⁸ NSW Heritage Branch, 2001. 'Assessing Heritage Significance'.

²⁹ Australia ICOMOS, 2013. 'Burra Charter'.

Assessment of Significance

- The subject site has historical significance at the local level as it provides evidence of the continuing development of the Grenfell town centre into the early 20th century.
- Built in 1910, the building contributes to an understanding of the historical development of Grenfell and the prospering community at the time.
- The site was home to W. Guthrie & Son from 1909. The subject building was constructed by William Guthrie in 1910. Guthrie was a highly respected craftsman and was responsible for a number of notable commissions in Grenfell, including the Post Office and the Methodist Church (now Uniting) that is adjacent to the subject site. Roy Guthrie continued the business following the death of his father.
- The subject site contributes to an understanding of the commercial development and continuing growth of the town centre during the early twentieth century. It also has historical significance as the shopfront of W. Guthrie & Son, who made a significant contribution to the Grenfell townscape. William Guthrie also built the Methodist Church (now Uniting) and C. A. Schweitzer's former butcher shop, which flank the subject site. In this way, the church and two shops form a historical precinct linked to William Guthrie.

10 Forbes Street, Grenfell, satisfies this criterion in demonstrating historical significance at a local level.

7.2.2 Criterion (b) – Historical Association Significance

An item or place 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).

Guidelines for Inclusion	✓/X	Guidelines for Exclusion	✓/X
• Shows evidence of a significant human occupation.	✓	• Has incidental or unsubstantiated connects with historically important people or events.	X
• Is associated with a significant event, person or group of persons.	✓	• Provides evidence of people or events that are of dubious historical importance.	X
		• Has been so altered that it can no longer provide evidence of a particular association.	X

Assessment of Significance

- The subject site forms part of the land originally granted to the Mining Registrar Henry Margules in 1868. Margules became infamous for the falsification of records, among other crimes. It is not believed that Margules made any improvements to the land during his time of ownership and any association with Margules is available only through historical documentary sources.
- The Member for Grenfell, Robert Mattheson Vaugh, owned the property from 1875 to 1908 and following subdivision in 1909 which created the subject site, it was purchased by David Shackel who was a successful local businessman. Whilst the associations with Vaugh and Shackel contribute to the historical narrative of the property, there is no evidence to suggest that either made any improvements to the land or had strong connections to it. The associations with both Vaugh and Shackel are of dubious significance.
- The site was home to W. Guthrie & Son from 1909, with the building having been constructed by William Guthrie in 1910. Guthrie was a highly respected craftsman and was responsible for a number of notable commissions in Grenfell, including the Post Office and the Methodist Church (now Uniting) that is adjacent to the subject site. William Guthrie also built C. A. Schweitzer's

former butcher shop on the northern side of the subject building. Roy Guthrie continued the business following the death of his father.

- The building has associational significance at the local level, for its associations with W. Guthrie & Son, a notable building company that made a significant contribution to the Grenfell townscape through the construction of the Grenfell Post Office, Trinity Church Soldiers Memorial Hall and Grenfell Methodist Church, amongst other commissions. The building was the shopfront of W. Guthrie & Son from the time of its construction in 1910 to c1963. It is noted however, that such associational significance is mostly only obtained through historical documentary evidence.

10 Forbes Street, Grenfell, satisfies this criterion in demonstrating historical significance at a local level.

7.2.3 Criterion (c) – Aesthetic Significance

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

Guidelines for Inclusion	✓/X	Guidelines for Exclusion	✓/X
• Shows or is associated with, creative or technical innovation or achievement.	X	• Is not a major work by an important designer or artist.	✓
• Is the inspiration for a creative or technical innovation or achievement.	X	• Has lost its design or technical integrity.	✓
• Is aesthetically distinctive.	X	• Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded.	✓
• Has landmark qualities.	X	• Has only a loose association with a creative or technical achievement.	✓
• Exemplifies a particular taste, style or technology	X		

Assessment of Significance

- The former shop at 10 Forbes Street Grenfell, contributes to the early 20th century character of Forbes Street.
- Unsympathetic changes have diminished its aesthetic qualities by obscuring its architectural design integrity. It nonetheless provides a visually distinctive contribution to the streetscape, being the southernmost commercial building in Forbes Street, which effectively 'bookends' the Grenfell town centre.
- The building was built in 1910 by William Guthrie, a local building contractor and architect, likely having been one of his own designs. Together with the adjoining former butchers shop, both 10 and 12 Forbes Street provide a pleasant contribution to the streetscape and southern end of the town centre.

10 Forbes Street, Grenfell, satisfies this criterion in demonstrating aesthetic significance at the local level.

7.2.4 Criterion (d) – Social Significance

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

Guidelines for Inclusion	✓/X	Guidelines for Exclusion	✓/X
• Is important for its associations with an identifiable group.	X	• Is only important to the community for amenity reasons.	✓

• Is important to a community's sense of place.	X	• Is retained only in preference to a proposed alternative.	✓
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Assessment of Significance

- Erected c1910 as a commercial building, 10 Forbes Street has retained its established use for many decades. Nevertheless, it has since become vacant.
- Apart from the esteem and value in which the building is held by current and former owners / occupiers, there is no evidence to suggest that the dwelling has any present direct or indirect associations with a particular community or cultural group for social, cultural or spiritual reasons.

10 Forbes Street Grenfell does not satisfy this criterion in demonstrating social significance.

7.2.5 Criterion (e) – Technical / Research Significance

An item or place 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).

Guidelines for Inclusion	✓/X	Guidelines for Exclusion	✓/X
• Has the potential to yield new or further substantial scientific and/or archaeological information	X	• The knowledge gained would be irrelevant to research on science, human history or culture.	✓
• Is an important benchmark or reference site or type.	X	• Has little archaeological or research potential.	✓
• Provides evidence of past human cultures that is unavailable elsewhere.	X	• Only contains information that is readily available from other resources or archaeological sites.	✓

Assessment of Significance

- No evidence has been found to suggest that there were any structures on the subject site prior to the current building. It is therefore unlikely that the site has potential to yield substantial archaeological information that would provide evidence of the past that is unavailable elsewhere.
- The construction techniques used for the subject building are considered typical of the early twentieth century and the building is not considered an important benchmark or reference site.

10 Forbes Street, Grenfell, does not satisfy this criterion in demonstrating technical / research significance.

7.2.6 Criterion (f) – Rarity

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

Guidelines for Inclusion	✓/X	Guidelines for Exclusion	✓/X
• Provides evidence of a defunct custom, way of life, or process.	X	• Is not rare.	✓
• Demonstrates a process, custom or other human activity that is in danger of being lost.	X	• Is numerous but under threat.	✓
• Shows unusually accurate evidence of a significant human activity.	X		
• Is the only example of its type.	X		
• Demonstrates designs or techniques of exceptional interest.	X		

<ul style="list-style-type: none"> Shows rare evidence of a significant human activity important to the community 	X		
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Assessment of Significance

- Situated within the Grenfell town centre, 10 Forbes Street is one of a number of single storey free-standing commercial buildings dating from the early 20th century in Grenfell.
- The building is attributed to an architectural style and class of building that is not considered rare or under threat within the streetscape or wider Grenfell locality.

10 Forbes Street Grenfell does not satisfy this criterion in demonstrating significance through the item's rarity.

7.2.7 Criterion (g) - Representativeness

An item or place 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.).

Guidelines for Inclusion	✓/X	Guidelines for Exclusion	✓/X
<ul style="list-style-type: none"> Is a fine example of its type. 	X	<ul style="list-style-type: none"> Is a poor example of its type. 	✓
<ul style="list-style-type: none"> Has the principal characteristics of an important class or group of items. 	X	<ul style="list-style-type: none"> Does not include or has lost the range of characteristics of a type. 	✓
<ul style="list-style-type: none"> Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity. 	X	<ul style="list-style-type: none"> Does not represent well the characteristics that make up a significant variation of a type. 	✓
<ul style="list-style-type: none"> Is a significant variation to a class of items. 	X		
<ul style="list-style-type: none"> Is part of a group which collectively illustrates a representative type. 	✓		
<ul style="list-style-type: none"> Is outstanding because of its setting, condition or size. 	X		
<ul style="list-style-type: none"> Is outstanding because of its integrity or the esteem in which it is held. 	X		

Assessment of Significance

- The building displays characteristics which are attributed to the early 20th century Federation period and of the Federation commercial shop vernacular.
- The building, together with the adjoining former butchers shop, were both built c1910 by the then owner, William Guthrie & Son. Both buildings are situated towards the southern end of the Grenfell town centre and represent some of the early 20th century commercial shop forms within the town centre.
- The building retains much of its original form and silhouette when viewed from Forbes Street, despite having been extended at the rear. Various unsympathetic structural and cosmetic changes have diminished the architectural integrity of the building, whereby it is not considered a fine or representative example of its style or class.

10 Forbes Street Grenfell does not satisfy this criterion in demonstrating representative significance.

7.3 Summary level of significance

The following table summarises the assessed level of significance against each criterion for assessing heritage significance:

Criterion	What is the assessed level of significance?
Criterion (a) – Historical Significance	LOCAL
Criterion (b) – Historical Association Significance	LOCAL
Criterion (c) – Aesthetic Significance	Does not satisfy criterion
Criterion (d) – Social Significance	Does not satisfy criterion
Criterion (e) – Technical / Research Significance	Does not satisfy criterion
Criterion (f) – Rarity Significance	Does not satisfy criterion
Criterion (g) – Representativeness Significance	Does not satisfy criterion
Overall assessed level of cultural significance	LOCAL

7.4 Statement of Cultural Significance

The building at 10 Forbes Street is historically significant at the local level as it contributes to an understanding of the commercial development and continuing growth of the Grenfell town centre during the early 20th century.

The building also has historical and associative significance as the shopfront of W. Guthrie & Son between its construction in 1910 and c1963. W. Guthrie & Son was a notable building company that who made a significant contribution to the Grenfell townscape, with many notable commissions within Grenfell. William Guthrie also built the Methodist Church (now Uniting) and C. A. Schweitzer's former butcher shop, which flank the subject site. In this way, the church and two shops form a historical precinct linked to William Guthrie.

The building is single storey in height and is of timber frame construction, with a gabled front elevation that is asymmetrically composed and features an awning which projects over the footpath. The front elevation also features pressed tin cladding which simulates stretcher bond masonry.

The building retains much of its original form and silhouette when viewed from Forbes Street, despite having been extended at the rear. Various unsympathetic structural and cosmetic changes have diminished the architectural integrity of the building, whereby it is not considered a fine or representative example of its style or class. The building is presently in a dilapidated and poor condition.

8.0 DEVELOPMENT PROPOSAL

8.1 Plans & drawings referenced

No plans or drawings were supplied as part of this heritage impact assessment.

8.2 Description of the proposed works

The development proposal seeks the consent of Weddin Shire Council for the demolition of the existing heritage-listed commercial building, which is also situated within the Grenfell Urban Heritage Conservation Area.

Demolition of the building is proposed on the basis of the present dilapidated and poor condition and the costs associated with remediation, together with the substantial material impact that such remediation works would have on the authenticity and integrity of the heritage item.

Specialist heritage advice provided by EHC to our Client prior to an examination of the building, initially recommended the retention of the existing building. Additionally, it was recommended that demolition of a heritage item should only be considered a 'last resort option', and only in such circumstances where all feasible alternatives have been considered and cogent justification provided as to why such alternatives have been discounted.

During a visual inspection of the building by EHC in October 2020, evidence of extensive fire damage was discovered to the timber truss framing of the roof and some timber wall framing. The existing damage was most extensive within the roof space, largely concealed from view by the existing ceiling and limited access to the roof space. The fire damage was likely sustained during a significant fire event which predates the Client's ownership of the site in 2012. Additionally, the building is in a dilapidated and poor condition, with significant failure of fabric evident in the flooring and walls.

Consequently, in light of the observations made during the site inspection, a structural assessment report has been commissioned to establish the structural integrity and condition of the building, together with a schedule of remedial works that would be required to rehabilitate the inherent defects and fire damaged fabric.

Whilst the Client was initially open to the possibility of retaining the existing building, their preference is to demolish the building, due to the extensive (and previously unknown to the Client) fire damage to the building, together with the substantial costs associated with the retention and rehabilitation, to which the Client has advised presents a financial burden.

It is not proposed to construct any replacement built form on the site at this present time.

The heritage impacts of the above-described proposal are considered in detail in the ensuing sections of this report.

9.0 ASSESSMENT AGAINST STATUTORY PLANNING AND HERITAGE CONTROLS

9.1 Weddin Local Environmental Plan 2011

Clause 5.10 of the *Weddin Local Environmental Plan 2011* establishes the statutory framework for heritage conservation and the management of heritage items, heritage conservation areas and archaeological sites (both Aboriginal and non-Aboriginal).

The provisions specify circumstances where development consent is and is not required, together with specifying statutory requirements and key considerations for the Consent Authority.

In assessing development proposals relating to listed items of heritage significance, or involving development on land situated within a Heritage Conservation Area, Council as the Consent Authority, must consider the impacts of the proposed works on the heritage item and / or Heritage Conservation Area (clause 5.10(4)).

The ensuing heritage impact assessment considers in detail what impact the proposed development will have on the established cultural significance and heritage values of the subject site and Heritage Conservation Area, together with listed items of heritage significance and Heritage Conservation Areas within the vicinity of the site (as identified in Section 5.3).

9.2 Weddin Shire Council Development Control Plan 2014

Chapter 13 of the *Weddin Shire Council Development Control Plan 2014* ('the DCP'), contains performance-based controls that relate to the development of heritage items, development within the vicinity of a heritage item, or development within a heritage conservation area.

These development controls seek to ensure that new development is appropriately designed, contextually responsive and sympathetic to the heritage values and significance of an item or place.

The proposed development has been considered against the development guidelines of the DCP and consistency is demonstrated in the ensuing heritage impact assessment.

10.0 HERITAGE IMPACT ASSESSMENT

10.1 Consideration of the Heritage Impact

The ensuing heritage impact assessment is based upon the Statement of Significance (refer to Sections 6.2 and 7.4 above); available physical and documentary evidence including a visual inspection of the site and statutory planning requirements.

The Heritage Council of NSW has published a series of evaluation criteria for assessing the likely impact of a proposed development on the heritage significance of listed heritage items or heritage conservation areas³⁰, which are listed below and considered in the ensuing statement of heritage impact.

10.2 Response to the evaluation criteria

i) *Demolition of a Contributory Item within a Heritage Conservation Area*

The following considerations of the planning principle in *Helou v Strathfield Municipal Council* [NSWLEC 10538 of 2005] have been applied:

- *What is the heritage significance of the conservation area?*

The significance of the Grenfell Urban Heritage Conservation Area is comprised of a number of smaller precincts, which represent the unique characteristics displayed through the topography, building typology and land use.

Situated within the 'Camp and Forbes Street Precinct' of the HCA, the significance is imbued principally in the historical development of the higher topography of the township, containing many residential and commercial developments from various architectural periods which contribute to the historical narrative of Grenfell and particularly, the town centre.

- *What contribution does the individual building make to the significance of the conservation area?*
- *The starting point for these questions is the Statement of Significance of the conservation area. This may be in the relevant LEP or in the heritage study that led to its designation. If the contributory value of the building is not evident from these sources, expert opinion should be sought.*

The existing building displays characteristics attributed to the early 20th century and of the Federation commercial shop vernacular. It generally retains its original form and silhouette when viewed from Forbes Street. The most visually prominent and more significant features of the building including the front façade together with the pressed tin cladding, original sash window, centrally positioned entry doors and projecting awning over the public footpath.

A re-assessment of significance has been undertaken as part of this Heritage Impact Statement, which demonstrates that despite the current condition and integrity of the building, it continues to satisfy the Heritage Council of NSW significance assessment criteria for its historical, associative and aesthetic significance. Furthermore, the building is situated within the Grenfell Urban HCA and contributes to the commercial building typology of the streetscape, being the southernmost 'bookend' to the commercial town centre.

³⁰ NSW Heritage Branch, 'Heritage Impact Statements – Some questions to be answered in a Statement of Heritage Impact and Supporting Information Required'.

In this manner, the existing building provides a strong and important contribution to the streetscape and broader town centre, contributing to the significance of the HCA.

Demolition of the building would adversely impact on the significance of the heritage item through its total loss, removing also a contributory built form from the Grenfell Urban HCA and fragmenting the streetscape.

As the building is situated towards the southern end of the commercial precinct of the Grenfell town centre, it effectively 'bookends' the southern gateway to the town centre. Removal of the building would not directly result in a fragmentation of the continuum of the commercial built forms of the streetscape, but it is recognised that the significance of the building is partly imbued in its relationship with the adjoining former butchers shop, both of which were built around the same time (c1910) and by William Guthrie & Son, who later built the adjoining Uniting Church, whereby all three buildings create an important sub-precinct in the streetscape for the association with W.Guthrie & Son.

This associational significance could continue to be appreciated through suitable heritage interpretation.

- *Is the building structurally unsafe?*
- *Although lack of structural safety will give weight to permitting demolition, there is still a need to consider the extent of the contribution the building makes to the heritage significance of the conservation area.*
- *If the building is or can be rendered structurally safe, is there any scope for extending or altering it to achieve the development aspirations of the applicant in a way that would have a lesser effect on the integrity of the conservation area than demolition?*
- *If the answer is yes, the cost of the necessary remediation/rectification works should be considered.*
- *Are these costs so high that they impose an unacceptable burden on the owner of the building? Is the cost of altering or extending or incorporating the contributory building into a development of the site (that is within the reasonable expectations for the use of the site under the applicable statutes and controls) so unreasonable that demolition should be permitted?*
- *If these costs are reasonable, then remediation/rectification (whether accompanied by alteration and/or extension or not) should be preferred to demolition and rebuilding.*

During the visual inspection of the building by EHC in October 2020, evidence of extensive fire damage was discovered to the timber truss framing of the roof and the upper portions of timber wall framing. The existing damage was most extensive within the roof space, largely concealed from view by the existing ceiling and limited access to the roof space.

The fire damage was likely sustained during a significant fire event, with subsequent works undertaken that involved likely recladding of the roof, internal ceilings and walls, effectively concealing the severely dilapidated structural timber framing of the walls and roof. The fire and subsequent works predate the Client's ownership of the site in 2012.

Additionally, the building is in a dilapidated and poor condition, with significant failure of fabric evident in the flooring and walls.

In light of this, a structural assessment report and general building and pest inspection report have been commissioned for the building, which combined, identify that the building is in a severely dilapidated condition, noting the following inherent defects and issues:

- a) Extensive termite damage to flooring and wall fabric throughout.
- b) Extensive fire damage to wall framing and roof framing within the front portion of the building.
- c) Failure of the flooring system in numerous locations.

Consequently, retention of the building, irrespective of potential adaptive re-use, or even continuation of the commercial use, will require substantial remedial works, including the wholesale replacement of a more than significant portion of existing fabric, effectively representing the wholesale reconstruction of the building.

The required remedial works have been summarised as follows:

- a) Removal of non-original partition walls and general tidy;
- b) Wholesale removal of subfloor bearers and joists and inspect footings;
- c) Replacement of flooring system throughout, with new bearers, joists, floorboards and appropriate termite protection;
- d) Investigate and remove hazardous material (ie lead based paint and asbestos) as identified and required;
- e) Remove internal and external wall cladding and inspect wall framing;
- f) Replace fire damaged wall framing as required;
- g) Remove existing roof cladding and ceiling lining;
- h) Wholesale replacement of timber roof trusses to original footprint of the building;
- i) Reinstate roof sheeting and / or replace as necessary;
- j) Rewire all electricals throughout;
- k) Replace / repair damaged external timber and repaint as required.

A summary cost analysis has been provided within the structural assessment report, which estimates the cost of remedial works at around \$208,000 excluding GST.

According to RealEstate.com.au and Domain.com.au, the median house price in Grenfell as at November 2021, based on a three-bedroom house is between \$250,000 - 300,000. While it is appreciated that there are some differences between commercial and residential property values, it is evident that the costs associated with remediation of the building are very high by comparison to the median property price. The Client has strongly indicated that the costs for remediation of the building are unreasonable and would present a financial burden.

- *Is the replacement of such quality that it will fit into the conservation area?*
- *If the replacement does not fit, the building should be retained until a proposal of suitable quality is approved.*

Not applicable as no replacement built form is proposed at this juncture.



Figure 34: View of the building facing towards Forbes Street, showing the areas of visible deterioration. The charred timber framing (painted silver) is shown. Note: due to safety concerns, access to the roof void was not obtained, but observations made from standing at the location marked 'X' and facing in the direction of the arrow as shown.



Figure 35: Evidence of some of the more visible fire damage to the building.

ii) *Demolition of a Building or Structure*

- *Have all options for retention and adaptive re-use been explored?*

Options for potential retention and adaptive re-use have been briefly considered and explored.

Initial advice provided by EHC to our Client recommended the retention of the existing building and adaptive re-use, with possible alterations and additions such as the demolition of later non-significant fabric towards the rear and internal changes to the earlier front portion of the building.

- *Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?*
- *Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?*

The front elevation of the building (despite previous unsympathetic changes with the installation of a roller door and transom light atop), displays a higher degree of architectural integrity and condition.

Opportunity exists to retain the front façade of the building together with stabilisation works and the future incorporation into a replacement building on the site. This would retain the established presentation of the building to the street and while the majority of the building would be demolished, this could be tolerated without adversely impacting on the continuity of the streetscape and broader Grenfell Urban HCA. Additionally, retention of the front façade and projecting awning would ensure that any future redevelopment of the site maintains an acceptable presentation and contribution to the streetscape and HCA.

Recommendations are made in Section 11.2 of this report accordingly.

Most of the remaining portions of the building beyond the front façade, have been subject to extensive material changes that have diminished the design integrity of the building, with little fabric beyond the front façade that is of significance and retention value. In this manner, demolition works will mostly involve the removal of non-original and non-significant fabric.

- *Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?*

The structural assessment report (Calare Civil, 12 March 2021) provides an assessment of the structural integrity and condition of the building which recommends the demolition of the building.

While the structural assessment report does not suggest that the building is at risk of imminent collapse, whereby demolition could be postponed; it is evident from the assessment, together with the observations and recommendations of this Heritage Impact Statement, that the building is in a dilapidated condition, requiring substantial replacement of fabric to make the building structural sound and fit for safe occupation.

Any viable ongoing use of the building will require the undertaking of substantial remedial works, including the likely wholesale replacement of fabric. In this manner, postponing demolition of the building will not alter the required scope of remedial works and the subsequent physical and visual impacts on the heritage item.

Section 11.2 of this report provides recommendations to mitigate heritage impacts, including consideration of retaining the front façade and projecting street front awning, to permit incorporation into any future redevelopment of the site.

10.3 Quick reference guide to assessed heritage impacts

i) Building

Consideration	Response
Grading of Significance	Moderate and 'contributory' to HCA
Summary of works	Demolition of the existing building
Type of impact	Direct
Material affectation	Yes - Severe (total demolition)
Physical impacts	Yes - Severe (total demolition)
Visual impacts	Yes - Severe (total demolition)
Summary of impacts	<ul style="list-style-type: none"> Wholesale removal and loss of a heritage item Wholesale removal and loss of a contributory item to the HCA
Mitigation measures	<ul style="list-style-type: none"> Photographic Archival Recording of the building to record its interior and exterior, together with its contribution to the streetscape and relationship with the adjoining former butchers shop and Uniting Church. Consider retention of the front façade and projecting street front awning, with incorporation into future redevelopment of the site to protect and maintain the established streetscape presentation and continuity of the commercial streetscape.

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11.0 RECOMMENDATIONS AND MITIGATION MEASURES

11.1 Conclusion

The property is presently identified as an item of local heritage significance, listed on Schedule 5 of the *Weddin LEP 2011*.

This Heritage Impact Statement has re-assessed the heritage values of the property and found that the building at 10 Forbes Street, Grenfell, is of historical, associative and aesthetic significance at a local level and subsequently, a more comprehensive Statement of Cultural Significance has been developed.

As the building satisfies the Heritage Council of NSW significance assessment criteria in demonstrating heritage significance, it is appropriate that the building continue being identified as an item of local heritage significance.

Article 2.1 of the Australia ICOMOS *Burra Charter* (2013) advocates that places of cultural significance should be conserved. The preferable response to this is the retention of the existing heritage item and its conservation and adaptation to provide for the safeguarding and 'futureproofing' of the building.

A structural assessment report and building report have been commissioned for the property, both of which demonstrate that the building is in a dilapidated condition, requiring substantial remedial works to stabilise and rehabilitate the building to a structural condition that is fit for occupation.

Having considered the present condition and integrity of the building, the required remedial works to rectify the inherent structural defects, the demonstrable unreasonable costs associated with the required remedial works, and the material impacts to the authenticity and integrity of the building from the remedial works, subject to the recommendations below, the proposed demolition of the building at 10 Forbes Street, Grenfell, is considered to have an acceptable heritage impact.

11.2 Recommended mitigation measures

The following recommendations arise from the heritage impact assessment in Section 10 of this report. Adoption and implementation of the recommendations should be seen as mechanisms for addressing statutory requirements, mitigating heritage impacts and to ensure appropriate conservation and ongoing management of the heritage item.

Recommendation	Recommended management / mitigation measures
1: Archaeology	Should any substantial intact archaeological deposits whether artefacts, relics or occupation deposits be discovered or uncovered, excavation and / or disturbance of the site is to immediately cease and the Consent Authority and Heritage NSW notified. Additional archaeological assessment may be required prior to works continuing in the affected area/s based on the nature of the discovery.
2: Photographic Archival Recording	Prior to the commencement of demolition works, a Photographic Archival Recording of the building should be undertaken in accordance with the guidelines of Heritage NSW and submitted to Council's Local Studies Library catalogue for Council's records.
3: Retention of the Front Façade and Shopfront Awning	Consideration should be given to the retention of the front gabled façade of the building (inclusive of the pressed tin cladding and original fenestration), together with the attached projecting awning over the public footpath. Should retention of these elements be feasible, they should be stabilised and suitably protected, being incorporated into any future redevelopment of the site.

End of Report

Appendix A

Common Terms Used

The following is a list of terms and abbreviations adopted for use in the NSW Heritage Manual (prepared by the Heritage Council of NSW), and other terms used by those involved in investigating, assessing and managing heritage, including terms used within this Heritage Impact Statement:

Aboriginal significance: An item is of Aboriginal heritage significance if it demonstrates Aboriginal history and culture. The National Parks and Wildlife Service has the primary responsibility for items of Aboriginal significance in New South Wales.

Adaptation: Modification of a heritage item to suit a proposed, compatible use.

Aesthetic significance: An item having this value is significant because it has visual or sensory appeal, landmark qualities and/or creative or technical excellence.

Archaeological assessment: A study undertaken to establish the archaeological significance (research potential) of a particular site and to propose appropriate management actions.

Archaeological feature: Any physical evidence of past human activity. Archaeological features include buildings, works, relics, structures, foundations, deposits, cultural landscapes and shipwrecks. During an archaeological excavation the term 'feature' may be used in a specific sense to refer to any item that is not a structure, a layer or an artefact (for example, a post hole).

Archaeological significance: A category of significance referring to scientific value or 'research potential' that is, the ability to yield information through investigation.

Archaeological sites: A place that contains evidence of past human activity. Below-ground archaeological sites include building foundations, occupation deposits, features and artefacts. Above-ground archaeological sites include buildings, works, industrial structures and relics that are intact or ruined.

Archaeology: The study of material evidence to discover human past. See also historical archaeology.

Artefacts: Objects produced by human activity. In historical archaeology the term usually refers to small objects contained within occupation deposits. The term may encompass food or plant remains (for example, pollen) and ecological features.

Australia ICOMOS: The national committee of the International Council on Monuments and Sites.

Burra Charter: (and its guidelines). Charter adopted by Australia ICOMOS which establishes the nationally accepted principles for the conservation of places of cultural significance.

Comparative significance: In the NSW Heritage Assessment Procedure there are two

values used to compare significance: representativeness and rarity.

Compatible use: A use for a heritage item, which involves no change to its culturally significant fabric, changes which are substantially reversible or changes, which make a minimal impact.

Cultural landscapes: Those areas of the landscape, which have been significantly modified by human activity. They include rural lands such as farms, villages and mining sites, as well as country towns.

Cultural significance: A term frequently used to encompass all aspects of significance, particularly in guidelines documents such as the Burra Charter. Also one of the categories of significance listed in the Heritage Act 1977.

Curtilage: The geographical area that provides the physical context for an item, and which contributes to its heritage significance. Land title boundaries and heritage curtilages do not necessarily coincide.

Demolition: The damaging, defacing, destroying or dismantling of a heritage item or a component of a heritage conservation area, in whole or in part.

Conjectural reconstruction: Alteration of a heritage item to simulate a possible earlier state, which is not based on documentary or physical evidence. This treatment is outside the scope of the Burra Charter's conservation principles.

Conservation: All the processes of looking after an item so as to retain its cultural significance. It includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these.

Conservation Management Plan: (CMP) A document explaining the significance of a heritage item, including a heritage conservation area, and proposing policies to retain that significance. It can include guidelines for additional development or maintenance of the place.

Conservation policy: A proposal to conserve a heritage item arising out of the opportunities and constraints presented by the statement of heritage significance and other considerations.

Contact sites: Sites which are associated with the interaction between Aboriginal and non-Aboriginal people.

Excavation permit: A permit issued by the Heritage Council of New South Wales under

section 60 or section 140 of the Heritage Act 1977 to disturb or excavate a relic.

Façade: The elevation of a building facing the street.

Heritage Act 1977: The statutory framework for the identification and conservation of heritage in New South Wales. The Act also describes the composition and powers of the Heritage Council.

Heritage Advisor: A heritage consultant engaged by a local council, usually on a part-time basis, to give advice on heritage matters to both the council and the local community.

Heritage assessment criteria: Principles by which values for heritage significance are described and tested. See historical, aesthetic, social, technical/ research, representativeness, rarity.

Heritage conservation area: An area which has a distinctive character of heritage significance, which it is desirable to conserve.

Heritage Council: The New South Wales Government's heritage advisory body established under the Heritage Act 1977. It provides advice to the Minister for Urban Affairs and Planning and others on heritage issues. It is also the determining authority for section 60 applications.

Heritage fabric: All the physical material of an item, including surroundings and contents, which contribute to its heritage significance.

Heritage inventory: A list of heritage items, usually in a local environmental plan or regional environmental plan.

Heritage item: A landscape, place, building, structure, relic or other work of heritage significance.

Heritage NSW: The State Government agency of the Department and Premier and Cabinet, responsible for providing policy advice to the relevant Minister, administrative services to the Heritage Council and specialist advice to the community on heritage matters.

Heritage precinct: An area or part of an area which is of heritage significance. See also heritage conservation area.

Heritage significance: Of aesthetic, historic, scientific, cultural, social, archaeological, natural or aesthetic value for past, present or future generations.

Heritage study: A conservation study of an area, usually commissioned by the local council. The study usually includes a historical context report, an inventory of heritage items

within the area and recommendations for conserving their significance.

Heritage value: Often used interchangeably with the term 'heritage significance'. There are four nature of significance values and two comparative significance values. See heritage significance, nature of significance, comparative significance.

Hierarchy of significance: Used when describing a complex heritage site where it is necessary to zone or categorise parts of the area assigning each a particular significance. A commonly used four level hierarchy is: considerable, some, little or no, intrusive (that is, reduces the significance of the item).

Industrial archaeology: The study of relics, structures and places involved with organised labour extracting, processing or producing services or commodities; for example, roads, bridges, railways, ports, wharves, shipping, agricultural sites and structures, factories, mines and processing plants.

Integrity: A heritage item is said to have integrity if its assessment and statement of significance is supported by sound research and analysis, and its fabric and curtilage are still largely intact.

International Council on Monuments and Sites (ICOMOS): An international organisation linked to UNESCO that brings together people concerned with the conservation and study of places of cultural significance.

There are also national committees in sixty countries including Australia.

Level of significance: There are three management levels for heritage items in New South Wales — local, regional and state. The level is determined by the context in which the item is significant. For example, items of state

heritage significance will either be fine examples or rare state-wide or will be esteemed by a state-wide community.

Local significance: Items of heritage significance which are fine examples, or rare, at the local community level.

Moveable heritage: Heritage items not fixed to a site or place (for example, furniture, locomotives and archives).

Occupation deposits: (In archaeology.) Accumulations of cultural material that result from human activity. They are usually associated with domestic sites, for example, under-floor or yard deposits.

Post-contact: Used to refer to the study of archaeological sites and other heritage items dating after European occupation in 1788 which helps to explain the story of the relationship between Aborigines and the new settlers.

Preservation: Maintaining the fabric of an item in its existing state and retarding deterioration.

Rarity: An item having this value is significant because it represents a rare, endangered or unusual aspect of our history or cultural heritage.

Reconstruction: Returning a place as nearly as possible to a known earlier state by the introduction of new or old materials into the fabric (not to be confused with conjectural reconstruction).

Relic: The Heritage Act 1977 defines relic as: '...any deposit, object or material evidence relating to non-Aboriginal settlement which is more than fifty years old.' The National Parks and Wildlife Act 1974 defines a relic as: '...any deposit, object or material evidence (not

being a handicraft made for sale) relating to indigenous and non-European habitation of the area that comprises New South Wales, being habitation both prior to and concurrent with the occupation of that area by persons of European extraction, and includes Aboriginal remains.'

Representativeness: Items having this value are significant because they are fine representative examples of an important class of significant items or environments.

Restoration: Returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without introducing new material.

Social significance: Items having this value are significant through their social, spiritual or cultural association with a recognisable community.

State heritage inventory: A list of heritage items of state significance developed and managed by the Heritage Division. The inventory is part of the NSW Heritage Database.

State significance: Items of heritage significance which are fine examples, or rare, at a state community level.

Statement of heritage significance: A statement, usually in prose form which summarises why a heritage item or area is of importance to present and future generations.

Technical/research significance: Items having this value are significant because of their contribution or potential contribution to an understanding of our cultural history or environment.

Appendix B

Structural Assessment Report

20210213
12 March 2021

Michael Mitton
PO Box 42
GRENFELL NSW 2810

Dear Michael

RE: 10 FORBES STREET, GRENFELL

General

At your request, we have carried out an engineering assessment for the above project. The purpose of our inspection was to check the structural adequacy of the building, recommending remedial measures and/or costs if applicable.



Inspection

Our inspection of 22nd February 2021 revealed that the building is of single storey construction with an iron roof. The construction includes timber framed walls lined with metal external cladding. The front portion of the building comprises bearers and joists floor construction. The area at the rear appears to be dirt floor surfaced with bitumen

Our inspection revealed evidence of a fire during the life of the building with significant charring of roof elements.

Calare Civil Pty Ltd

ABN 41 050 057 933
170 Rankin Street
Bathurst NSW 2795

Tel: 02 6332 3343
Fax: 02 6331 8210
Email: bathurst@calare-civil.com.au
Web: www.calare-civil.com.au

Evidence of termite activity and damage was noted during our inspection. We are in receipt of a pest inspection report by Sheehy's Pest Control dated 3/3/2021.

1. Introduction

The purpose of this survey is to examine and document the existing condition of the building at the above address.

DATE OF INSPECTION:	24 th February 2021
INSPECTION CARRIED OUT BY:	Mr Garth Dean
PROPERTY DETAILS:	10 Forbes Street Grenfell
BUILDING TYPE:	Shop/workshop
BUILDING OWNER/OCCUPANT:	Michael Mitton
Prepared by:	Calare Civil Pty. Ltd. 170 Rankin Street, Bathurst. N.S.W.

Note: All descriptions are given as viewed looking towards the detail. Inspections were not carried out behind fixed or heavy furnishings or other immovable objects.

2. General Description

The building is located within the central area of the Town of Grenfell. Our inspection of 22nd February 2021 revealed that the building is of single storey construction with an iron roof. The construction includes timber framed walls lined with metal external cladding. The front portion of the building comprises bearers and joists floor construction. The area at the rear appeared to be a dirt floor surfaced with bitumen

3. External Inspection

Roof iron and roof drainage generally was in poor condition at the time of our inspection.



Exposed timber elements were in poor condition at the time of our inspection, including structural posts and beams, all non-structural external elements.



4. Internal Inspection

The internal inspection revealed extensive damage throughout due to general deterioration, moisture ingress, and insufficient maintenance.



Our inspection revealed evidence of a previous fire, with significant smoke damage and charring of roof elements.



Evidence of termite activity and damage was noted during our inspection.



There was major structural damage observed for the suspended timber floor portion of the building. The pest report describes the damage in detail.



5. Opinion/Remedial Works

Our inspection revealed that the building has suffered major damage throughout due to general deterioration and exposure. The building was originally constructed using materials of lesser durability.

Remedial Works and cost estimate excluding GST

In order to preserve the building if desired, extensive repairs will be required due to the structural and cosmetic damage noted above.

1. Essential Work (to ensure structural soundness and safety of building and functionality)

a) Replace sub floor bearers and joists and replace floor throughout	\$50,000
b) Replace all roofing and guttering and connect to legal point of discharge	\$38,000
c) Investigate and remove asbestos if identified	\$tba
d) Replace/repair all damaged wall framing/cladding	\$80,000
f) Replace all electrical wiring	\$15,000
g) Replace/repair damaged external timber and re-paint	\$25,000
<u>Cost estimate ex GST</u>	<u>\$208,000</u>

Recommendations

Much of the building fabric apart from the original construction was in a dilapidated state at the time of our inspection. The cost of any remedial works appears to be impractical due to the extensive repairs to roof, walls and floor that would be required.

We consider complete demolition and re-construction in sympathetic style to be the most cost-effective solution for the re-development of the site.

We trust that this information is satisfactory, and should you have any further queries, please do not hesitate to contact the undersigned.

Yours faithfully,
CALARE CIVIL PTY LTD

A handwritten signature in black ink, appearing to read 'G. Dean', written in a cursive style.

Garth Dean
BE. GDSTT FIEAust CPEng NER APEC Engineer
IntPE (Aus) RBP (Vic/NT)