

HERITAGE ASSESSMENT - COURT HOUSE CAFÉ 65-67 REID ST WILCANNIA - proposed Domestic Violence Service Management Wilcannia Community Hub Building - April 2022

This report has been prepared at the request of the Central Darling Shire to assess the heritage impacts of the proposed Domestic Violence Service Management Wilcannia Community Hub Building at 65 – 67 Reid Street Wilcannia, also known as the former Court House Café (original built as a hotel).

Clause 5.10 in the Central Darling Shire LEP is the relevant clause that applies to the site in terms of heritage considerations and assessment. The site is located within the Reid Street Heritage Conservation Area, and is scheduled as a Local Heritage Item No 148

Wilcannia	Former Court House Hotel	65–67 Reid Street	Lot 5, Section 2, DP 759091	Local	I48
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It is also in proximity to other heritage items and the Council needs to consider if there are any effects of the proposed development on the heritage significance of the place and area. The Central Darling Shire LEP states Clause 5.10.5

(5) Heritage assessment

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

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

Due to the nature, orientation, scale and content of the proposal, a Heritage Impact Assessment, prepared by a specialist external Heritage Consultant is not considered necessary given the confined and limited extent of the works. If the proposal included significant structural works, external additions or changes that would materially alter the value of the former Court House Cafe Complex, then a HIS may be necessary. The author of this report is the Central Darling Heritage Advisor, prepared at the request of Council to provide this assessment to assist the development approval process.

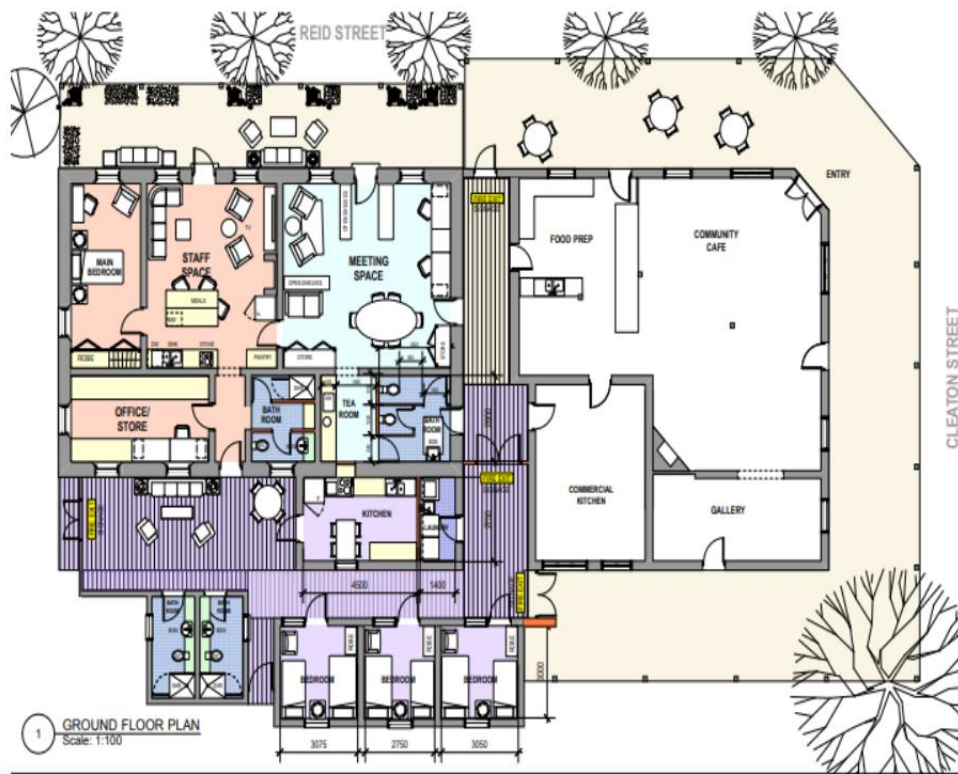
The heritage buildings of Wilcannia are concentrated along Reid Street. The proposal in this case focuses on the upgrade of the building with internal works summarised as follows:

- Repairs throughout to wall and floor cracks. Wall cracks are to be addressed with battening over cracks and installing plasterboard. Floor cracks to be patched and then flooring (finish still to be selected) will be over the top of the existing repaired slab.
- Upgrading 4 existing bedrooms (3 small back rooms, 1 main internal larger room)
- 2 existing bathrooms (existing plumbing)
- 2 general use rooms
- 1 kitchen (existing plumbing)
- 2 new bathrooms utilising existing internal walls – new plumbing/sewer connection required. 2 new kitchens (1 small/1 large) utilising existing internal walls – new plumbing etc required.
- Associated site works including connection of sewerage works, stormwater works, plumbing, and updated electrical works.
- General repainting – note the external colour scheme will the existing and internal colours will be similar but may vary slightly

There is considered to be no impact on the adjacent listed properties, eg the Queens Head Hotel and the Government buildings complex, nearby.

It is concluded that the proposed development will be a positive contribution to the ongoing use of this heritage building and will not diminish the heritage significance of the place.





Proposed plan for the development.



*Heritage Map
extracted from the
Central Darling LEP
Location of property is
arrowed - red shading
is the Conservation
Area, and the tan
shading is LEP
heritage items which
include 65 – 67 Reid
Street.*

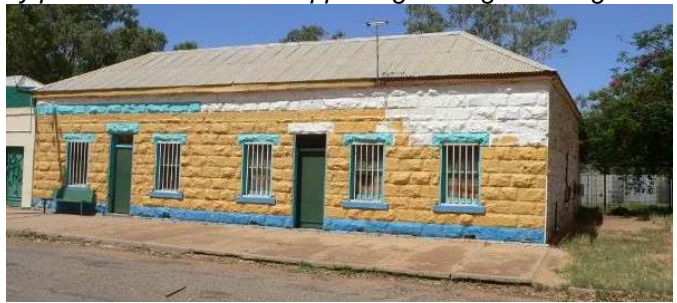


Current internal views of main café room – to remain as the café space with reflooring to conceal cracks



Internal views showing typical cracks to floor (LHS) and walls (centre and right)

Previous heritage upgrade of the property – undertaken by previous owner with supporting heritage funding:



Before 65-67Reid St



Before 65-67Reid Reid St

during



Completed reconstruction of the verandahs- 65-67Reid St