

# REALM

## Heritage Impact Statement

Numurkah Foodworks Redevelopment  
85-89 Melville Street  
Numurkah

Application for Town Planning Permit

HO259  
Numurkah Town Centre Precinct

**REALM**

PO Box 3  
North Bendigo 3550

0407824765

[hello@realmbuildingdesign.com](mailto:hello@realmbuildingdesign.com)

Prepared for Bruce Mactier Building Designers  
18 May 2024

## 1.0 Introduction

This Heritage Impact Statement has been prepared to form part of the town planning submission to the Moira Shire Council seeking approval for the partial demolition of existing buildings and redevelopment including construction of a new commercial building. The site will continue to be used as the Numurkah FoodWorks Supermarket.

Included in this report is an overview of the works and why they are required, demonstration of how the proposal responds to the Planning Provisions outlined in Clause 43.01 Heritage conservation and an assessment of the likely impacts on the significance of the Numurkah Town Centre Precinct (HO259).



*Image 1: FoodWorks Supermarket occupies part of the site at 85-89 Melville Street, Numurkah (April 2024)*



*Image 2: Aerial image of Foodworks Supermarket shows the current layout of the site at 85-89 Melville Street, Numurkah. The site includes buildings, loading / unloading areas and the carpark. (April 2024)*

## 2.0 Sources of Information

Guidance has been obtained from the Heritage Act 2017 and the Burra Charter, ICOMOS, 2013 on the fundamental principles of conservation works and protecting cultural heritage significance.

Information obtained from various sources has informed the history of the building, historical context of the development of Numurkah, the project background and the scope of works proposed.

These sources are: -

*Moira Shire Stage Two Heritage Study 2007, Volume five of Five: Heritage Precincts Numurkah, St James, Tungamah, Yarrawonga by L Huddle, Heritage Intelligence Pty Ltd*

*Numurkah Town Centre Precinct Heritage Design Guidelines (Moira Shire Council, 2021)*

*Site inspection, notes and images from inspection by Janita Norman, REALM 12/4/2024*

Moira Shire Planning Provisions: 43.01 Heritage Overlay, 15.03-1L Heritage Conservation in Moira

Plans prepared by Bruce Mactier Building Designers

## 3.0 Methodology

This Heritage Impact Statement has been prepared with regard to the Conservation Principles, Processes and Practices of the Burra Charter 2013 and in general accordance with Heritage Victoria Guidelines for Preparing Heritage Impact Statements (June 2021) and seeks to respond to the key matters:

- Why a place or object is of cultural heritage significance
- What options were considered in developing the proposal
- What impact (positive and/or negative) the proposed works will have on that significance
- If a negative impact is proposed, why the proposed option was chosen and why other more sympathetic options were not feasible, and
- What measures are proposed to minimize and mitigate negative impacts

As the site is located within the Heritage Overlay within the Moira Planning Scheme this report will also address the relevant Planning Policies Clause 43.01 Heritage Overlay, 15.03-1L-01 Heritage conservation – Moira, and the relevant Design Guidelines.

The report also responds to the objectives to achieve the conservation objectives set down in the Municipal Planning Strategy and the Planning Policy Framework.

And considers the following: (*43.01-8 Decision Guidelines*)

- The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.
- Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.
- Any applicable heritage design guideline specified in the schedule to this overlay.
- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.
- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.

## 4.0 Description of the Town Centre Precinct

### Description

The Melville Street streetscape contains significant heritage buildings from the late Victorian, Federation and Post War eras which demonstrate key periods of the growth and development of the Numurkah township.

The early heritage buildings are generally taller, more ornate and now serve to punctuate the general rhythm of built form along Melville Street. Some early buildings were later “modernised” taking on the characteristic of the later period and new development has been progressively added to the Street.

The street has a particular style and rhythm that sees the early buildings interspersed with later post war buildings that have are restrained in detail, display modern form, are lower in height, streamlined and incorporate more glazing and utilitarian materiality.

The style and the pattern of development within Melville Street is strongly established and architecturally defined.



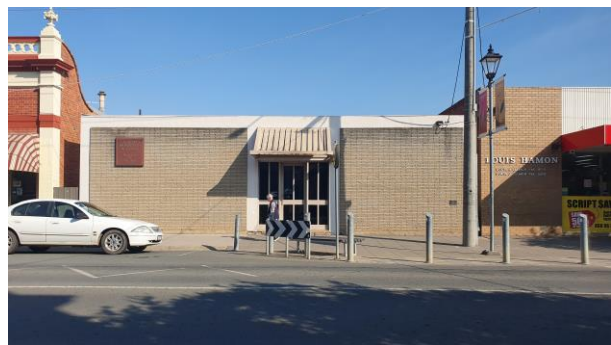
*Image 3: Single storey buildings representative of various late 19thC & early 20thC styles present with decorative facades of the period maintaining consistent parapet heights within the Streetscape. Kinnaird Building (1940's) with the buildings to each side are contributory within the Precinct.*



*Images 4, 5: The Telegraph Hotel (1882) is historically significant as the oldest hotel in Numurkah. The abutting FoodWorks building as a single storey building is lower in height which is consistent with the earlier contributory buildings on the north side of the Hotel. Uniformity in the overall façade and parapet height to both sides of the Telegraph Hotel allows it to have visual prominence within the Streetscape.*



Image 6: View looking south toward the west side of Melville Street, shows consistent architectural style and characteristics as the east side of the street. The Bank of Victoria and The Numurkah Leader buildings have visual prominence due to the height and decorative facades while the later infill development is lower in height and utilitarian in style.



Images 7,8: View looking toward the west side of Melville Street opposite the subject site, shows The Numurkah Leader building (1890's) flanked by later development of lower height.



Image 9: View looking north toward the west side of Melville Street, continues the same pattern of development.

## 5.0 Statutory Controls Provisions and Policies

Statutory controls apply to the site and the relevant policies are addressed in the following:

### 43 HERITAGE & BUILT FORM OVERLAYS

#### 43.01 HERITAGE OVERLAY

##### **Purpose:**

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To conserve and enhance heritage places of natural or cultural significance.

To conserve and enhance those elements which contribute to the significance of heritage places.

To ensure that development does not adversely affect the significance of heritage places.

To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

##### **Scope**

The requirements of this overlay apply to heritage places specified in the schedule to this overlay. A heritage place includes both the listed heritage item and its associated land. Heritage places may also be shown on the planning scheme map.

#### 43.01-1 Permit requirement

Under the provisions of the overlay, a permit is required to:-

- Demolish or remove a building
- Construct a building or construct or carry out works
- Externally alter a building by structural work, rendering, sandblasting or in any other way
- Construct or display a sign

#### 43.01-6 Heritage design guidelines

The schedule to this overlay may specify heritage design guidelines for any heritage place included in the schedule. A heritage design guideline must not contain any mandatory requirements.

#### 43.01-8 Decision guidelines (relevant to this proposal)

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
  - The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.
  - Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.
  - Any applicable heritage design guideline specified in the schedule to this overlay.
  - Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
-

- Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.
- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.
- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.

## **VICTORIAN PLANNING POLICY**

### **15 BUILT ENVIRONMENT & HERITAGE**

#### **15.03 HERITAGE**

##### **15.03-1S Heritage Conservation**

###### **Objective**

To ensure the conservation of places of heritage significance.

###### **Strategies**

Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.

Provide for the protection of natural heritage sites and man-made resources.

Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.

Encourage appropriate development that respects places with identified heritage values.

Retain those elements that contribute to the importance of the heritage place.

Encourage the conservation and restoration of contributory elements of a heritage place.

Ensure an appropriate setting and context for heritage places is maintained or enhanced.

Support adaptive reuse of heritage buildings where their use has become redundant.

Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

###### **Policy guidelines**

Consider as relevant:

- The findings and recommendations of the Victorian Heritage Council.
- The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.



## 15.03-1L Heritage conservation in Moira

### Policy application

This policy applies to all land in a Heritage Overlay (HO).

### Objective

To conserve and enhance buildings, features and precincts that help convey the origin and historical development of the Shire.

### Alternative use strategy

Encourage alternative uses of heritage buildings or places where it assists in the protection of significant buildings.

### Demolition Strategies

Support the demolition of part of a heritage place if:

- It will not affect the significance of the place.
- Any proposed addition is sympathetic to the scale and form of the place.

Discourage the demolition of a heritage place solely on the basis of it being in poor physical condition.

Support the demolition of a non-contributory heritage place if its replacement will make a positive contribution to the place and is sympathetic to the scale and form of the place.

Discourage the demolition of a significant building unless:

- The entire building is structurally unsound or cannot be feasibly reused.
- The replacement building and works clearly and positively supports the ongoing heritage significance of the area.

Discourage the demolition of a contributory building unless and only to the extent that the building is structurally unsound or cannot be feasibly reused and where any of the following apply:

- The replacement building and works clearly and positively supports the ongoing heritage significance of the areas.
- The streetscape is not considered intact or consistent in heritage terms.

### Alterations to existing development

Site and design alterations and additions so they:

- Do not change the original principal façades or roof.
- Are distinguishable from the original parts of the heritage place to be conserved if a contemporary architectural approach is used.
- Maintain the original elements, detailing and finishes of the place.
- Do not obscure or alter an element that contributes to the significance of the heritage place.
- Maintain existing vistas or view lines to the principal façades of a heritage place.

Site and mass any upper storey addition behind the principal façade to minimise its visibility from the street, particularly in intact or consistent streetscapes.

Where an upper storey addition is visible from the street, ensure the roof form and any visible addition is similar in design to the original roof or façade of the heritage place.

Where the property is located on a corner site, site and mass any upper storey additions to be:

- Visually recessive from the building's main frontage.
- Of a scale that maintains the heritage place as the dominant element in either streetscape.

Discourage new openings in the principal façades that are visible from the street.

Where new openings in the principal facades are visible from the street, design the openings so they are proportionally similar to those of the heritage place, unless concealed from view from the principal street frontage.

Design walls, roof and fences to be:

- Complementary to the heritage place in terms of materials, finishes and textures and paint colours.
- Respectful of the architectural style of the heritage place.

## **New buildings strategies**

Incorporate setbacks that maintain and enhance an existing vista to the principal façades of the heritage place, where new development is adjacent to a heritage place.

Site and design development, especially on major development sites containing a significant or contributory heritage place, to respect the heritage place and prevailing heritage streetscape so that the development does not dominate the streetscape or public realm, including by:

- Designing roofs to respect the predominant roof form characteristic of the streetscape.
- Encouraging door and window openings, materials, textures, finishes and colour schemes to complement the prevailing streetscape characteristics.
- Discouraging large expanse of glass or horizontal windows in principal front facades except where this is a prevailing characteristic of the streetscape.
- Articulating any walls that are visible from the street in a manner that is complementary to the streetscape through the use of different materials, massing and the inclusion of windows and doors where appropriate.
- Encouraging side setbacks that reflect those of the adjacent dwellings and the streetscape.

## **Signs strategies**

Site and design signs so they:

- Do not obscure any architectural elements that contribute to the significance of the heritage place.
- Do not dominate or detract from the appearance of existing heritage buildings.
- Are not internally illuminated, except where located under a verandah on an existing commercial premises.
- Are located flush to the building parapet and not at right angles to the building façade.

## Policy guidelines

Consider as relevant:

- Discouraging demolition unless it is accompanied by an application for a replacement development.
- Recording any contributory or significant heritage fabric that is to be demolished or removed in a visual record, prior to the demolition being approved.
- Discouraging subdivision unless it is accompanied by a development application or building envelopes have been incorporated into the design of the subdivision.

## 6.0 Heritage Listing

The site at 85-89 Melville Street, Numurkah is located within the Numurkah Town Centre Precinct HO259. The site itself is not individually listed or noted as contributory within the Streetscape. (source – Moira Stage 2 Heritage Study 2007)

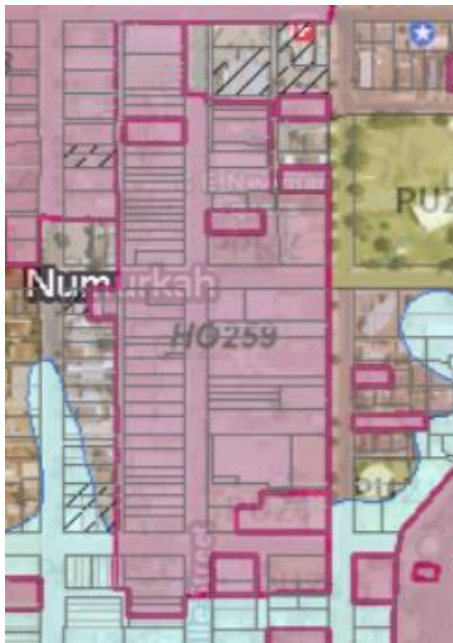


Figure 1: HO259 Numurkah Town Centre Precinct

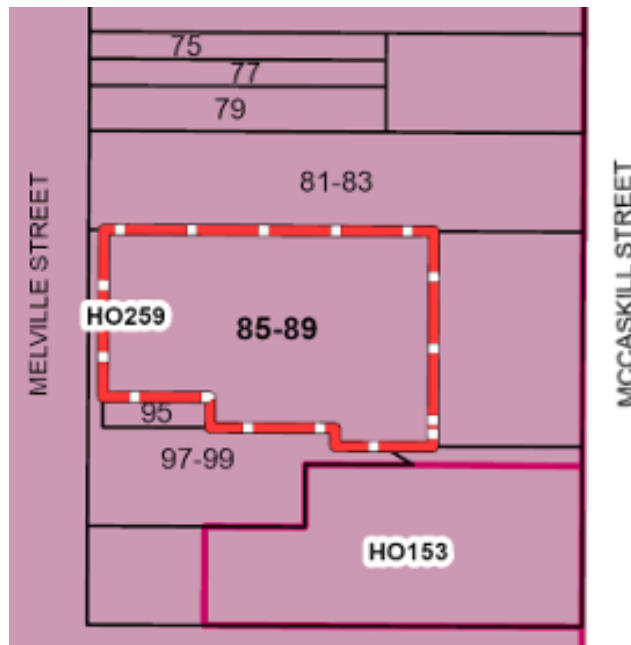


Figure 2: 85-89 Melville Street, Numurkah is located within the Heritage Overlay, with no individual site listing

## 7.0 Significance

### 7.1 Statement of Significance – HO259 Numurkah Town Centre Precinct

The subject site is in the Heritage Overlay HO259 Numurkah Town Centre Precinct.

#### The Statement of Significance:-

The Numurkah Town Centre Precinct is aesthetically significant at the LOCAL level (AHC criteria D.2, E.1). It demonstrates many original and early design qualities associated with the commercial development of Melville Street, between the 1880s and 1950s. It is a stylistic mix of predominantly Victorian, Federation and post war architectural styles that have been built and maintained throughout most of the precinct. These qualities include predominantly brick wall construction, hipped or gabled galvanised corrugated iron roof forms, one storey and some two storey heights, decorative parapets, posted verandahs, some cantilever verandahs from the interwar and post

*war period, picturesque skylines created by the pitched rooflines with chimneys and parapets, and accented by a backdrop of sky forming a consistent streetscape.*

*The area is enhanced by several architecturally fine buildings such as the former Mechanics' Institute Hall and Library, the two storey Telegraph Hotel, Numurkah Hotel, and former Bank of Victoria and State Savings Bank, and single storey, Fire Brigade Station, former Court House, Kinnaird Building, Numurkah Leader and various shops including Crawford's Pharmacy, and views along Melville Street to these buildings.*

*The Numurkah Town Centre Precinct is historically and socially significant on a LOCAL level. (AHC A.4, G.1, H.1) It is strongly associated with all the major periods of the development of the township of Numurkah since European settlement, particularly the late Victorian, Federation and Post War eras. It contains sites and structures that are socially, culturally and historically significant on a local level, through their association with all these aspects of the development of Numurkah and in some cases through their association with particular events and individuals that played an important role in the history of the town. The Melville Street view in particular has a longstanding and socially valued connection with the heritage of Numurkah.*

*HOTELS The Telegraph Hotel (1882) is architecturally and historically significant on a local level as the oldest surviving hotel in Numurkah. (AHC , A.4, D2) The Numurkah Hotel (1910) is historically significant on a local level through its association with the original hotel in Numurkah of that name, established by Peter McCaskill in 1878 and as such the business is recognised by the community for its association with the earliest history of the township. (AHC G.1) The present building however is architecturally and historically significant on a local level as a representative of the early twentieth century buildings constructed during a period of economic stability and consolidation in the town, and particularly through its association with the local architect Allan McDonald, who also designed several other buildings at this time. (AHC A.4, D2, H.1)*

*BANKS The Savings Bank (1910) is similarly associated with McDonald and with the commercial development of the town in the Federation period. (AHC A.4, D2) The Bank of Victoria (1892) is historically significant on a local level through its association with the commercial development of the town and as the oldest bank in Numurkah. (AHC A.4) The architecture, including the interior, with its vault, is also well preserved, and the association with the Historical Society further testifies to its local value as a recognised site associated with the heritage of the town. (AHC D2, G.1)*

*SHOPS The former Crawford's Pharmacy at 70 Melville Street, and the Victorian era shops more generally, are historically and architecturally significant on a local level through their association with the economic development of the town in the 1880s and 1890s, dating to a period of rapid building and growth for Numurkah. (AHC A.4, D2) The former pharmacy is also reputed to be one of the oldest brick shops in Numurkah. The Kinnaird's Building is historically and architecturally significant on a local level through its association with a specific early business and individual in the commercial life of the town, while the structure itself is associated with the art deco style of architecture, and the construction period of the 1940s. (AHC A.4, D2) The while the array of 1960s 'remodelled' shops are historically significant on a local level through their association with the post war building and population boom in Numurkah associated with Soldier Settlement, Improved Irrigation and Immigration. (AHC A.4)*

*CIVIC INSTITUTIONS The former Mechanic's Institute (1883) is historically significant on a local level through its association with the early cultural and civic community of Numurkah and as a site associated with key historical events in the history of the town and with the Mechanics Institute movement which played an important role in the educational, cultural associations and civic life of the area. (AHC A.4, H.1, G.1)*

*The Courthouse (1892) is historically and architecturally significant on a local level for its association with the development of law and order, and with the late Victorian prosperity of Numurkah. (AHC A.4, D2, E1)*

*The Numurkah Leader building is historically significant and architecturally on a local level through its association with the development of early newspapers and cultural associations in Numurkah, dating back to 1895, making the building also an example of late Victorian architecture in the town. (AHC A.4, G.1)*

*The Fire Brigade Station (1930) is historically significant on a local level through its association with the vital service of the voluntary fire brigade in the history of Numurkah. This service goes back to the 1880s, while the building itself is associated with the interwar period in Numurkah and the development of service institutions in the town. (AHC A.4)*

---

The Numurkah Town Hall (1938) is historically significant on a local level for its association with the civic development of the town in the twentieth century, and with the steady growth of settled institutions in the town during the interwar period. (AHC A.1) It is socially significant on a local level for its ongoing association with the social life and events of the town and as such its history has been interwoven with the history of Numurkah since 1938. (AHC G.1) The Town Hall is aesthetically significant as a well preserved example inside and out of Art Deco design. (AHC E1). The Numurkah Town Centre Precinct is scientifically significant on a LOCAL level (Criteria C2, F1). The materials and workmanship in the significant buildings are technically important and increasingly rare examples in Numurkah. Overall, the Numurkah Town Centre Precinct is culturally significant at the LOCAL level.

The Numurkah Town Centre Precinct is scientifically significant on a LOCAL level (Criteria C2, F1). The materials and workmanship in the significant buildings are technically important and increasingly rare examples in Numurkah.

Overall, the Numurkah Town Centre Precinct is culturally significant at the LOCAL level.

## 8.0 Visual History of the Site



Image 10: Early image (1920's?) shows the site as a series of buildings with decorative facades, individual shopfronts and ornamental skillion verandah. The front wall is aligned with the front wall of the Telegraph Hotel.



A FACELIFT FOR BROWN & CORKE'S IN 1964. A. J. Pumba. Photo.

Image 11: Considerable change was made during the 1964 alterations including the removal of the shop fronts & verandah as well as relocation of the front wall to allow for kerb and footpath works to Melville Street.

## 9.0 Proposal

### 9.1 Existing Conditions

The existing conditions are described in the below images and in the *Plans prepared by Bruce Mactier Building Designers, May 2024.*

### 9.2 Demolition Works

The proposal to undertake partial demolition of the buildings on the site is required due to the poor condition, compromised structure and inability to feasibly remediate the existing building.

The extent of demolition proposed is documented in the *Plans prepared by Bruce Mactier Building Designers, May 2024.*

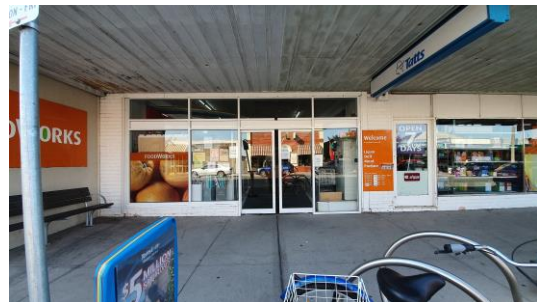
### 9.3 Proposed Works

Redevelopment of the site sees the new building reference the existing building footprint with some slight variation and increase in the built area at the rear.

The proposed new building is a contemporary design using modern materiality and color palette.



*Image 12: Existing front wall of the FoodWorks building is set back from the front wall of the Telegraph Hotel.*



*Images 13,14: Existing front wall is setback from the original alignment due to kerb works (1966)*



Image 15: Existing front presentation to Melville Street, shows remnants of the 1960's alterations typical to changes made to buildings within the streetscape with the introduction of expanses of wall and glazing.



Image 16: the façade has undergone subsequent alterations since the 1964 works. More recent changes include the installation of new glazed window / automatic doors.



*Image 17: View to the rear of the buildings from McCaskill Street. The rear presents with building additions and accretions from various time periods.*



*Image 18: View to the rear showing informal layout of the carparking and delivery area together with the outbuildings and storage area.*

---

## 10.0 Impact Assessment

### 10.01 What options were considered in developing the proposal?

The proposed partial demolition has been carefully considered.

Options to retain and remediate parts of the existing building have been explored, however due to the extensive amount of demolition required to remove compromised fabric, poorly constructed and non-compliant structure this is extremely difficult to achieve. Coupled with the objective of creating a functional commercial space suitable for use as a modern supermarket, retention of any part of the structure is not physically possible or financially viable.

The building has undergone substantial change including the removal of original fabric, changes to the layout and presentation to the street. These changes have lessened the heritage integrity of the building over time.

While there is evidence of original fabric and remnant structure from the original layout present, the building does not 'read' as a heritage building externally or internally despite the presence of extant fabric.

Retention of any part of the structure will not contribute to the significance of the site or the Precinct, therefore the proposal for partial demolition and development is considered an appropriate course of action for the site.

### 10.02 What impact (positive and/or negative) the proposed works will have on that significance?

Despite the removal of extant fabric and early structure, the partial demolition and redevelopment of the site in accordance with the proposed design will have a positive impact on the Numurkah Town Centre Precinct.

The redevelopment of the site is an opportunity to integrate a respectfully designed contemporary building into the Melville Street streetscape.



**10.03 If a negative impact is proposed, why the proposed option was chosen and why other more sympathetic options were not feasible, and**

The partial demolition will result in removal of original extant fabric and structure from below the building, the interior and the rear of the site.

As the site has been substantially modified and the presentation of the original fabric within the building is not evident or able to be interpreted in the context of the original building, its heritage value has already been lessened if not lost.

The building presentation to Melville Street does not add to the heritage significance of the precinct in its current form, therefore, the redevelopment of the site is considered a positive outcome for the site and an opportunity to introduce a contemporary building that respects the adjoining contributory sites and the broader Numurkah Town Centre Precinct.

**10.04 What measures are proposed to minimize and mitigate negative impacts?**

The design of the proposed building has been guided by the principles of the Burra Charter and the Numurkah Town Centre Precinct Heritage Design Guidelines – Moira Shire Council (2021)

**10.05 What physical | visual impacts will result from the proposed works?**

The proposed building is single storey with an elevated articulated façade consisting of a parapet, verandah and glazing.

The slightly irregular gabled format proposed for the parapet is a contemporary play on the existing façade treatments seen on the late 19thC and early 20thC buildings within Melville Street. This is an appropriate visual treatment for the parapet as it maintains consistency of form and it suggests the earlier known state of 3 individual buildings on the site.

The overall height of the façade element is mindful of the adjoining parapet heights aligning with the remaining parapet on the site (Bottlo Buildings) and the façade heights of the early 20thC buildings including the Kinnaird's building, to the north side of the Telegraph Hotel.

The design of the proposed building is respectful of the significance of the Telegraph Hotel as it will be visually subservient. This allows the visual prominence of the double storey hotel building to remain unchallenged within the streetscape.

This will have a positive visual impact on the site and the streetscape as the design is respectful of the surrounding architectural style which strengthens the established pattern of built form within the streetscape.

Incorporation of the contemporary verandah is consistent with other verandahs in Melville Street and for this reason is an appropriate design element.

Views from McCaskell Street to the rear of the proposed new building will result in change with a more contemporary form presenting. Visual impacts are mitigated due to the setback distance from the street, the articulation in form and modest scale due to the low roof geometry. The inclusion of parapets to the rear façade will create a gentle visual connection to the rear elevations of the adjoining buildings.

Physical impacts include the partial demolition of buildings and construction of the new building.

The physical impacts to the adjoining Hotel building have also been considered in developing the proposal. While it is acknowledged that the full extent of works is not known at this stage and will only become obvious once demolition is under way, a careful approach is required to protect the adjoining significant site.

**10.06 Has the Municipal Planning Strategy and the Planning Policy Framework been considered?**

The relevant Planning Policy Framework has been considered and the proposal meets the objective to conserve places of heritage significance.

As a non-contributory place, the partial demolition of the building meets the objectives of the Planning Policy framework as the design of the new building is appropriate in the context, respectful of the significance of the adjoining buildings and the Numurkah Town Precinct.

The proposed redevelopment of the site makes a positive contribution to the Precinct.

**10.07 Has the proposal addressed Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.**

The proposal addresses the identified significance of the Numurkah Town Centre Precinct contained with the statement of significance.

The proposed building responds to the Design Guidelines and is considerate of conserving the important views within Melville Street, particularly the views to the Telegraph Hotel.

The design is a single story building, appropriate in scale, form and mass that sees it sit comfortably with other buildings in the immediate vicinity with only minimal increase in the overall footprint of the building and no change to the presentation to the front property line at the footpath.

The colorscheme is contemporary and sufficiently subdued consisting of a palette of greys and charcoals. These colors are already present in the precinct and will assist in the building presenting as recessive rather than dominant.

Corporate signage is proposed to be erected to the front and to the rear of the building. The front sign is an illuminated sign which has been deliberately set back from the outermost alignment of the verandah to be respectful to the adjoining Telegraph Hotel. This will also soften the visual impact on Melville Street.

**10.07 Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.**

The partial demolition will not adversely affect the significance of the heritage place as the current building, is already severely compromised due to the loss of original fabric and structure over time which has lessened the heritage value and integrity of the site.

**10.08 Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.**

There will be positive change to the character and appearance of the place when compared to the existing conditions and the works will not detrimentally impact the significance of the site or the precinct.

Significant views to the site are protected and the change in appearance of the site will have positive visual impact on the site, Melville Street and the Numurkah Town Centre Precinct.

## 11.0 Recommendations

It is recommended that:-

A photographic record of the site be prepared to include:-

- the existing conditions prior to the commencement of any works
- extant fabric and structure as revealed through the demolition phase
- details of extant fabric and historical or architectural interest in the building, particularly within the cellar and parts of the building that present with extant fabric or conditions of historical or architectural interest revealed during the works

Further information is provided to:-

- confirm the extent of works to the common boundary with the Telegraph Hotel to ensure the protection of the adjoining building

## 12.0 Conclusion

The proposed partial demolition of the buildings at 85-89 Melville Street, Numurkah and the redevelopment of the site in accordance with the design proposal is a positive outcome for Melville Street which does not detrimentally impact the significance of the site, adjoining significant buildings or the Numurkah Town Centre Precinct

The redevelopment of the site allows Melville Street to remain of high social, historical and architectural significance on a local level, despite the change.



Janita Norman  
Heritage Consultant

## Appendix 1

**Definitions from *The Burra Charter - The Australia ICOMOS charter for the conservation of places of cultural significance 2013***

### Article 1. Definitions

#### For the purposes of this Charter:

**1.1 Place** means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

**1.2 Cultural significance** means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Places may have a range of values for different individuals or groups.

**1.3 Fabric** means all the physical material of the place including elements, fixtures, contents and objects.

**1.4 Conservation** means all the processes of looking after a place so as to retain its cultural significance.

**1.5 Maintenance** means the continuous protective care of a place, and its setting.

Maintenance is to be distinguished from repair which involves restoration or reconstruction.

**1.6 Preservation** means maintaining a place in its existing state and retarding deterioration.

**1.7 Restoration** means returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

**1.8 Reconstruction** means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material.

**1.9 Adaptation** means changing a place to suit the existing use or a proposed use.

**1.10 Use** means the functions of a place, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

**1.11 Compatible use** means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

**1.12 Setting** means the immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character.

**1.13 Related place** means a place that contributes to the cultural significance of another place.

**1.14 Related object** means an object that contributes to the cultural significance of a place but is not at the place.

**1.15 Associations** mean the connections that exist between people and a place.

**1.16 Meanings** denote what a place signifies, indicates, evokes or expresses to people.

**1.17 Interpretation** means all the ways of presenting the cultural significance of a place.