

Mr DAVID SHOEBRIDGE: Ms Vines, you are the first person who has made that very clear, cogent case that in many cases, particularly in rural and regional New South Wales, these are not wealthy property owners sitting on some fancy heritage mansion. They are people struggling to get by and even modest assistance is critical.

Ms VINES: I will give you three examples in Wilcannia of important early buildings where the property owners have probably received grants of up to \$100,000 and you think, "Gosh, that's a lot of money." Their property is not worth \$100,000 more, but what is being contributed to that community incrementally—you always have to have a long-term perspective, not short term—means that those buildings are not ruined or vandalised anymore.

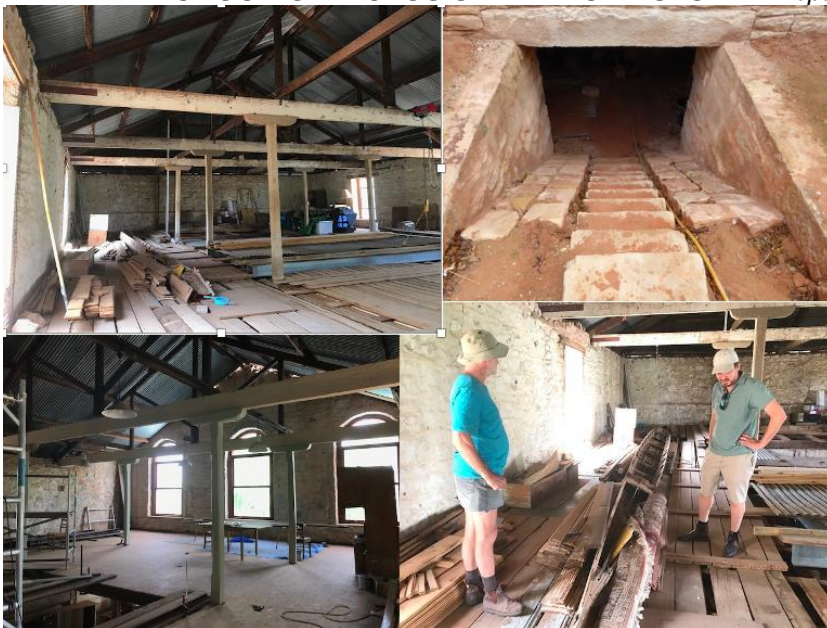
EXAMPLE 1 – BOND STORE, REID STREET, WILCANNIA



BEFORE PHOTOS OF THE BOND STORE, REID ST, WILCANNIA – note leaking roof, boarded up windows



AFTER AND ONGOING PHOTOS OF THE BOND STORE – repaired roof, new windows, verandah, upgraded interior



VARIED INTERNAL PHOTOS AND RESTORED CELLAR STEPS

This very intact and significant building is jointly owned two individuals who are long time residents of Wilcannia. One of the owners is a retired architect and very skilled in practical building work. However neither party have spare money in their retirement, but the owner does have time and skills.

The regular small grants received over the last 8 years of approx. \$3- 5,000 per year out of the very modest Local Heritage Fund (total annual fund \$12,000 for all the shire) has allowed Anthony to purchase materials to gradually conserve the building, putting in his own time. This was boosted by a approx. \$45,000 grant from the NSW Heritage near Me program. Anthony has regularly said that he could not have conserved the building without money to cover the materials. It is one of the most intact and significant Bond Store buildings in the State. Internal works are ongoing.

Without the local heritage program and funding this building would have been at risk, as shown in the before photos

EXAMPLE 2 – FORMER QUEENS HEAD HOTEL, REID STREET, WILCANNIA



BEFORE



ONGOING AND AFTER

This modest hotel was purchased by a person who was interested in restoring a building to provide some alternative accommodation in the town and live part time in Wilcannia. Without funding these works could not have been undertaken. Like the Bond Store, the majority of labour was undertaken by the owner, resulting in 3 accommodation rooms, and rear accommodation for the owner. Recent Covid conditions have had a big impact on this initiative as there is now no demand for short term accommodation in Wilcannia. The property value has not increased by the amount of grants allocated (approximately \$100,000 over 6 years – via the local heritage grants program and NSW Heritage Near Me initiative) but the building has been saved from ruin and vacancy. It is hoped that in the future when Covid conditions change it will return to tourist accommodation.

EXAMPLE 3 – FORMER COURT HOUSE HOTEL - REID STREET, WILCANNIA



Court House Hotel café project



Internal photos of former café

Before – above , After verandah reconstruction and Building repairs including roofing, stone work etc

This modest former hotel was purchased by a couple who were interested in restoring a building to provide a café outlet in the town and live for few years in Wilcannia. Without funding these works could not have been undertaken. They employed indigenous labour. Like the two examples above, a lot of the labour was undertaken by the owner, resulting in dynamic and interesting café. However, due to personal circumstances the couple have relocated to Queensland and the property has been for sale without any buyers. The money invested in the property has not been able to be recouped by a sale. It is now rented, but underutilised. Recent Covid conditions have had a big impact on any possible sale. Grants allocated (approximately \$110,000 over an approx. 6 years – via the local heritage grants program made the building conservation possible and has saved a building from decay and collapse. It is also located next to the Bond Store making it one of the important streetscapes in the town. It is hoped that in the future there will be a new owner and new use.