

CASINO CBD HERITAGE CONSERVATION AREA MAIN STREET AUDIT



Prepared by
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FOR RICHMOND VALLEY COUNCIL
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1.0 INTRODUCTION

1.1. Aims of Report

The last heritage survey of Casino Main Street precinct was undertaken by Jane Gardiner in 2002-2004 for the Community Based Heritage Study. This identified significant historic items and led to the formal protection of the Casino CBD Heritage Conservation Area.

The aim of this report is to provide an 'audit' of the buildings within Casino CBD Heritage Conservation Area and nearby sites to identify potential for conservation works to maintain and conserve the heritage values of historic and contributory buildings and their settings. A broad visual survey was carried out from public land during heritage advisory visits between March 2019 and July 2020. This report provides an inventory for each property with recommendations for future conservation actions as appropriate.

The purpose of this report is to raise awareness of maintenance, conservation, and consent requirements to owners and occupiers of the buildings within the Heritage Conservation Area, and the availability of Council's grant funding and the free heritage advisory service. Property owners or prospective purchasers can obtain free advice on conservation, restoration and reconstruction, suitable materials and heritage colour schemes. Conservation works may be eligible for a heritage grant assistance subject to approval by Council and availability of annual funding.

This report in its entirety, is also intended to be of use to Council to submit to seek substantial grant funding for the economic stimulus to the historic main street. The Casino heritage CBD is unique in the North Coast region for its outstanding Art Deco built character. Conservation and upgrades which are based on a good understanding of the historic values will provide long term value to the economic future of this area.

1.2 Background Information, Studies and Resources

A Thematic History of Richmond Valley Local Government Area by Brett Stubbs provides a broad thematic history of the shire and development of the town. More specific historical research and early photographs are available for selected buildings through the State Heritage Inventory, (SHI reference numbers are provided where applicable); and the Casino Main Street Study 1992 by Laird and Associates. Since the time of those studies, the town centre has benefitted from landscaping, conservation and repainting works to selected buildings which are consistent with the heritage values of the precinct.

Further research is recommended when major projects are proposed. The Casino and District Historical Society, and Casino and District Family History Group have a wealth of resources, together with digital archives of the State Library through Trove, Parish Maps and land title searches.

1.3 Limitations

The scope of this report was limited to a broad visual inspection from public land and does not address structural or building issues which require detailed inspection or may require specialist advice. The main intent is to stimulate awareness of the heritage values and potential of this precinct and highlight the need for maintenance or conservation works which is evident. It was not within the scope of this report to carry out additional historical research for each property although references are outlined above. The study area applies to the Heritage Conservation Area commercial precinct of Walker and Barker Streets and includes some surrounding sites in the CBD which form part of the gateway and broader setting of the historic precinct.

1.4 Disclaimer

This report has been prepared by Deborah Wray, of 'Clarence Heritage', Heritage Advisor, to Richmond Valley Council. Deborah Wray disclaims responsibility to any person other than Richmond Valley Council arising in connection with the report. Any representation, statement, opinion, assumptions or advice expressed in this report is made in good faith on the basis of information available at the time of the report preparation. Identification of maintenance works and recommendations are not criticism but are intended as a catalyst to stimulate maintenance and heritage conservation works which will enhance the CBD.

1.5 Photographs

Deborah Wray, Clarence Heritage.

2. STUDY AREA

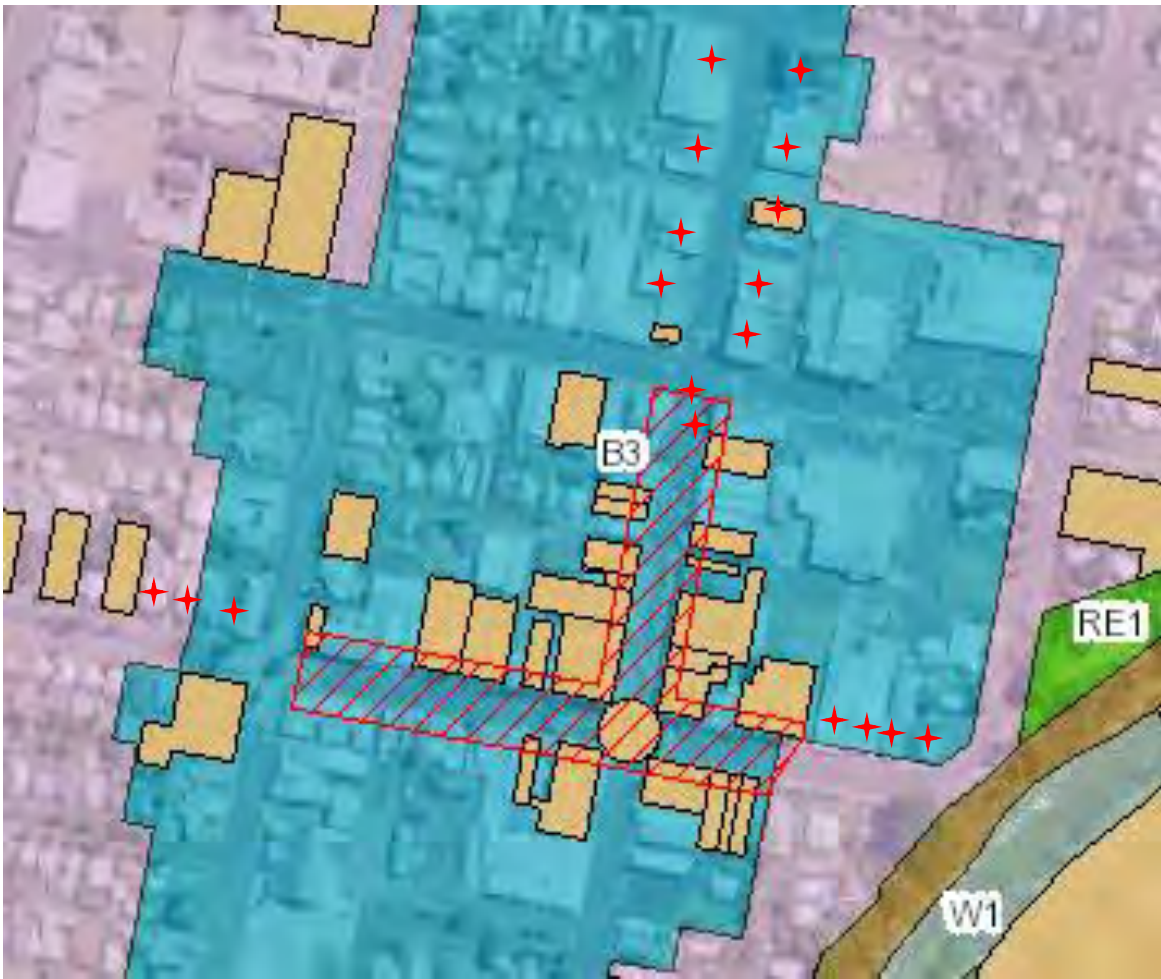





Figure 1 Study Area Casino Heritage Conservation Area shown within Business Zone (Blue).
Source; NSW eplanning spatial viewer

Heritage Conservation Area hatched red	
Heritage Items shaded brown	
Gateway properties on fringe of heritage precinct	

3. SUMMARY OF FINDINGS

The Unique Identity and Value of Casino CBD.

- Casino's CBD has outstanding heritage value including several landmark heritage buildings which are highly intact to their original details, and many contributory historic buildings.
- Casino is particularly recognised for its remarkable intact collection of Art Deco style buildings from the 1930s which was a major growth and redevelopment period for the town. The decorative parapets, awnings, remaining early shopfronts, original tiling, and decorative elements are of immense value and hold strong associations to the community and previous generations.
- As a collective, the main street precinct is a historic precinct which is irreplaceable. It is worth looking after carefully to protect this unique historic character and evidence, as it will provide a sound basis for future economic development. Nearby towns such as Bangalow have only a small percentage of this built fabric and attract a high level of visitation based on its heritage value and ambience.
- The ongoing care and conservation of original fabric and is critical to the conservation of the significance and heritage values of this precinct.

The Need for Ongoing Maintenance

- As a fundamental principle, keeping a building dry, is key to its long term preservation. Early attention to leaking gutters, downpipes, any ingress of water, and dispersal of storm water management is critical. Unchecked water damage can cause accelerating deterioration and vastly increase costs for repair.
- 'Getting the details right' is important to heritage conservation works. Guttering profiles, appropriate roofing materials and matching original details will ensure that the integrity of a building is maintained or improved.
- The use of authentic and sympathetic heritage colour schemes is extremely important to conserving the character and authenticity of historical buildings and other infill buildings which are part of the overall setting of the heritage precinct.
- Removal of later unsympathetic alterations, such as air conditioning units on front facades and above awning signage can have a positive impact on the streetscape and public view of the commercial area.
- Sympathetic advertising has a substantial impact on the aesthetic values and setting of individual buildings and on the Heritage Conservation Area as a whole. This is fairly well executed at present with most business signage being of a sympathetic and understated character however several examples detract from the historic character of the precinct.
- Any proposed alterations should be based on the principles of the Burra Charter- '*Do as much as necessary but as little as possible*' in terms of changing details and replacing the building fabric.
- Council's annual heritage grants are available to assist owners with costs of conservation and repairs subject to applications and available budget.

A Strategic Vision for the CBD

- New initiatives could be considered between Council and the business community to develop a long term strategic and business plan to further enhance the amenity and historic character of the CBD Heritage Conservation Area.
- Character and amenity are fundamental to the community's enjoyment of this place and will enhance commercial vitality. A strategic plan for the precinct would help strengthen and guide future public and private investment.
- Additional tree planting could be planned for those sites with wide frontages to the streetscape on the periphery of the CBD some of which are noted as 'gateway' properties.
- Casino Historical Society has recently commenced a suite of new heritage interpretation signage for the town centre. July 2020 which will tell the story behind the buildings to locals and visitors alike.
- A specific annual budget allocation for the CBD to assist with heritage works is recommended to be considered by Council.
- This main street audit is useful for individual properties and as a collective can be used by Council as a basis for grant applications for the CBD through business, tourism, regional economic development and cultural grants.
- All actions however small, if well planned, will have a cumulative positive impact towards maintaining the distinctive heritage quality of this town centre.
- There is scope for redevelopment or enhancement of the non-contributory buildings within the Heritage Conservation Area which would further enhance the overall setting of the precinct and add vibrancy to the area.
- Development of design briefs for selected sites and some overarching design principles would assist prospective purchasers or owners with guidance for future development.

Consent Requirements, Exemptions and Incentives

- This report will also assist in raising awareness of owners and tenants of buildings in the CBD of their consent requirements by providing the inventory sheet with additional information.
- Consent requirements apply to all buildings within the Heritage Conservation Area, regardless of age. This includes the need to obtain prior written approval for any alterations to the 'fabric, finish and appearance' of any building in the Heritage Conservation Area which includes, repainting, reroofing, any demolition and changes to shopfronts, awnings and parapets and significant interiors.
- Proposals for repainting, and maintenance and minor works can generally be handled under the heritage exemptions clause 5.10(3) of Richmond Valley LEP 2012. This is a '**no fee**' application, and without the need for formal development application.
- Council offers a free heritage advisory service to assist owners, potential purchasers with advice on proposed works, future development and strongly encourages input at the earliest stage before proceeding to full plans and documentation.

SUMMARY OF PRIORITY WORKS

The following works are identified as high priorities for future grant funding initiatives

Property/Address	Works
Commercial Hotel 72-74 Walker Street	Guttering and drainage. Repainting
Williams Pharmacy 47-51 Walker Street	Repair of water damaged awning on corner of Walker and Barker Streets.
Café- Offices 100 Barker Street	Guttering, drainage, repairs to timber windows, and repainting.
ANZ Bank 108 Walker St	Guttering, drainage, and conservation of Stables at rear
Shop- McDonalds Pharmacy 83 Walker Street	Repainting of façade, especially timber walls and repair of balconies.
Shops (multiple tenancies) 91-105 Barker Street	Attention to drainage on historic brick walls to rear.
Hassell's Service Station (Former) 80 Barker Street	Reinstate missing awning over corner window. Repainting of façade in heritage colour scheme
Canberra Guesthouse (former) Shops and Accommodation. 82-94 Barker Street	Address water damage to pressed metal awning lining. Repair individual lettering on the parapet. Maintain timber joinery.
Mikes Café and Op Shop 108-112 Barker Street	Repaint pressed metal awning.
Buyinbin Aboriginal Corporation 110 Walker St	Repainting of steel framed windows and timber exterior doors
Employment Agency - Former London Bank ESA Bank132 Walker Street	Repainting of timber framed windows and painted surfaces
Shop Complex Casino Centre (Former Heathwoods Store) 63-69 Walker Street	Repainting and conservation of timber framed windows, Repainting of façade in heritage colour scheme
Greater Bank 75 Walker Street	Repainting of façade in heritage colour scheme
Shop Complex 93-99 Walker Street	Repainting of façade in heritage colour scheme Removal of paint from tiling.
Casino Travel Shoppe 109 Barker Street	Repainting of façade in heritage colour scheme
Restaurant North Indian Flame 115 Barker Street	Repair awning damage and remove damaged above awning sign. Repainting of façade in heritage colour scheme.

INVENTORY SHEETS

BARKER STREET (NORTHERN SIDE)

Properties within the Casino CBD Heritage Conservation Area	
Former Service Station- Vacant	80 Barker St
Shops and Accommodation (Former Canberra Guesthouse)	82-94 Barker St
Kwong Sing Shop Complex	96-98 Barker St
Offices and Café	100 Barker St
Casino Post Office	102 Barker St
Shops and Offices T and W MC Cormack/ Parker and Kissane	104-6 Barker St
Café and Shop Mikes Café/ Op Shop.	108-112 Barker St
Shop –Former Pinkertons	114 Barker St
Legal Office and Vasan Clinic	128-132 Barker St
Shop- Barber	134 Barker St
Tattersalls Hotel	136 Barker St
Gateway Properties on the fringe of the Heritage Conservation Area	
Dentist	74 Barker St
Optometrist	76 Barker St
Office. Financial Services	78 Barker St
Auto Engineering Premises	142 Barker St
Casino TAFE	144-146 Barker St
Vacant office (former RMS)	148 Barker St

BARKER STREET (SOUTHERN SIDE)

Properties within the Casino CBD Heritage Conservation Area	
Shop complex	91-105 Barker St
Medical Clinic	107 Barker St
Casino Travel Shoppe	109 Barker St
First National Real Estate Offices and upper floor accommodation	113 Barker St
Commonwealth Bank of Australia	115 Barker St
El Gronda Arcade	117 Barker St
Offices Findex /Vacant	117 Barker St
Restaurant	117 Barker St
National Australia Bank	119 Barker St
Shop (Sensational Crafts) and Denture Clinic.	123-125 Barker St
Cafes Londy's /Sprout and upper floor accommodation	131-133 Barker St
Solicitors Offices Mitchell Playford & Radburn	143 Barker St
Local Land Services	147 Barker St
Beauty on Barker health/wellbeing services	149 Barker St

Hotel Cecil	100 Centre Street Heritage Listed anchor property to end of main street precinct outside HCA boundary)
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WALKER STREET (EASTERN SIDE)

Properties within the Casino CBD Heritage Conservation Area	
Westpac Bank	43 Walker Street
Smith's Store	47, 49 and 51 Walker Street
Shop Complex	57 and 59-61 Walker Street
Shop complex Heathwood's Store", former	63-69 Walker Street
Shops	71 Walker Street
Greater Bank	75 Walker Street
Bakery and shop, complex	77-81 Walker Street
Shop McDonalds Pharmacy	83 Walker Street.
Nortec	85 Walker Street
Pharmacy	87-89 Walker Street
Shop Complex	93, 95, 97 and 99 Walker Street
Commonwealth Hotel	101 Walker Street
Gateway Properties on the fringe of the Heritage Conservation Area	
Community Centre	35 Walker Street
Commercial Building	39 Walker Street
Parkview Funeral Home	41 Walker Street
Offices	107 Walker Street
Restaurant	115 Walker Street
Shop Pricebusters	127 Walker Street
Vacant Site	137 Walker Street

WALKER STREET (WESTERN SIDE)

Properties within the Casino CBD Heritage Conservation Area	
Commercial Hotel	70-74 Walker Street
School of Arts	108-112 Walker Street
Former Casino Municipal Council Office Complex, Civic Arcade and Shops	94-102 Walker Street
Shop-Rightfoot	104 Walker Street
ANZ Bank	108 Walker Street
Buyinbin Aboriginal Corporation	110 Walker Street
Shops TCL Toys Change Lives and Mun tien Restaurant	112-114 Walker Street
Shops Subway /Lorraine's Laundry	116-118 Walker Street
Shop-Karam's Fruit Mart	120 Walker Street
Shop- Tobacco Shop and Network Video	122 Walker Street
Royal Hotel Motel	130 Walker Street
Employment Agency Former London Bank	132 Walker Street
Gateway Properties on the fringe of the Heritage Conservation Area	
Shops	136 Walker Street
Bridgestone Tyres	140 Walker Street
Shop TBS Pet Supplies	148 Walker Street
Shop	150 Walker Street
Service NSW	158 Walker Street
Saddlery and Auto Elec	160 Walker Street
Case	166-172 Walker Street
Apracs	178 Walker Street
Picture Framing Shop	180 Walker Street


BARKER STREET (NORTHERN SIDE)

Properties within the Casino CBD Heritage Conservation Area	
Former Service Station- Vacant	80 Barker St
Shops and Accommodation (Former Canberra Guesthouse)	82-94 Barker St
Kwong Sing Shop Complex	96-98 Barker St
Offices and Café	100 Barker St
Casino Post Office	102 Barker St
Shops and Offices T and W MC Cormack/ Parker and Kissane	104-6 Barker St
Café and Shop Mikes Café/ Op Shop.	108-112 Barker St
Shop –Former Pinkertons	114 Barker St
Legal Office and Vasan Clinic	128-132 Barker St
Shop- Barber	134 Barker St
Tattersalls Hotel	136 Barker St
Gateway Properties on the fringe of the Heritage Conservation Area	
Dentist	74 Barker St
Optometrist	76 Barker St
Office. Financial Services	78 Barker St
Auto Engineering Premises	142 Barker St
Casino TAFE	144-146 Barker St
Vacant office (former RMS)	148 Barker St

Name Address	Hassell's Service Station (Former) 80 Barker Street	
Heritage Item	Yes	SHI 2850102
Contributory Item	Yes	
Statement of Significance	This service station is historically significant showing the importance of the motor car in the 1930s and demonstrating the distinctive nature of service stations before they became standardised. It is a rare example of a service station designed in the Art Deco manner in Casino and sits well with other art deco buildings in town. Its corner location has the potential to indicate to visitors the art deco style which is common in the CBD.	
Architectural Style	Art Deco	



Building Elements	Observations	Recommendations
Roof	Not visible as behind parapet. Appears to be Galvanised on aerial photo.	Replace as required to original details.
Gutter	Not visible	Ensure guttering is well maintained.
Walls	<p>Rendered masonry scored out with horizontal courses. Decorative parapet and mouldings. Art deco pillar finial to corner of parapet. Awning removed leaving flashing edge.</p> 	<p>Maintain all detailing to façade to original design. Utilise an authentic heritage colour scheme for any future repainting.</p>
Windows	<p>Aluminium framed within the original window openings of vertical proportions. Double window to corner. Awning has been removed – refer to images above and below.</p> 	<p>Consider reinstatement of timber framed first floor windows in future works. Reinststate hood over corner window.</p>




Balconies	Original Juliet balconies with shell patterned render and stone like arched mouldings. 	Carefully conserve to original details.
Doors	Aluminium framed and roller doors. No original doors or joinery remain on ground floor streetfacade.	Research original detailing and consider reinstatement in future restoration or new proposals.
Awning	Awning over former service station forecourt. Lining- fibre cement sheets with expressed batten trims.	Conserve existing fabric or replace to match.
Interior	Not inspected	

Summary of Recommendations

- The top priority is to ensure the building is water tight and that stormwater is being dispersed away from the edge of the building.
- Replace any rusted roofing or guttering to match original.
- Check downpipes and ensure all stormwater is discharged away from the edges of building to ensure no pooling on foundations.
- Carefully conserve and retain all original external fabric to original details.
- Reinstate the awning feature over the double corner window.
- Consider reinstatement of timber framed first floor windows in future works. Reinstate hood over corner window
- A new commercial use is anticipated for this building. Any future signage should complement the architectural style, scale and proportion of this building.
- Any repainting must be in an authentic heritage colour scheme.
- Research original detailing of windows and doors to ground level and consider reinstatement in future restoration or new proposals.
- This is a significant art deco heritage listed building with a high degree of original fabric. The preparation of a Conservation Management Plan and a Maintenance Plan with regular maintenance schedules would be of benefit to guide the future conservation of this building.
- A heritage grant can be sought for preparation of these plans as well as maintenance and conservation works

Name Address	Canberra Guesthouse (former) Shops and Accommodation. 82-94 Barker Street	
Heritage Item	No	
Contributory Item	Yes	SHI 2850287
Statement of Significance	Located adjacent to the notable former service station on the corner, this building occupies a large section of Barker Street. It restrained art deco influenced architectural style reflects its historic era and the façade carries interesting details, with a considerable degree of original fabric, including timber framed windows, pressed metal awning and a fluted awning fascia. This building makes an interesting contribution to Barker Street. (updated 2020)	
Architectural Style	Art Deco	1940



Building Elements	Observations	Recommendations
Roof	Gabled roof behind parapet.	Replace as required to original details.
Gutter	Not visible	Ensure guttering is well maintained.
Walls	<p>Rendered masonry with decorative horizontal brick courses and brick quoins to corners.</p>  	<p>Maintain all detailing to façade to original design.</p> <p>The original raised lettering should be checked for fixture and maintained. Reinstate the missing letter N.</p>
Windows	<p>Windows to upper floor are timber framed, double hung with horizontally proportioned glazing bars typical of the 1940s era. Bay oriel windows mark each end of the façade.</p> 	<p>Carefully repair and maintain original timber joinery.</p>

Shopfronts



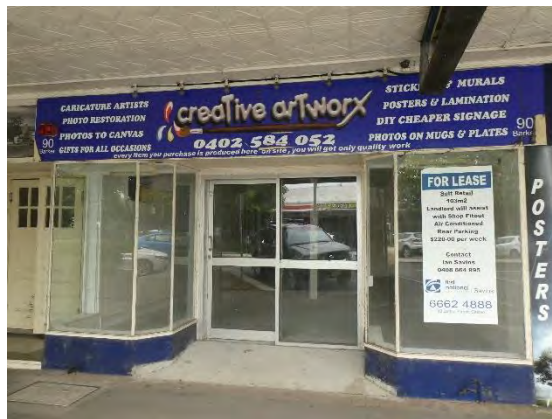
At street level, 4 of 5 shopfronts retain original fabric including stall risers and slender chrome frames, recessed entries and terrazzo polished granite thresholds and some timber entry doors.



Shopfront 1
Retain original shopfront, recessed entry, terrazzo and timber entry door.



Shopfront 2
Retain original shopfront framing, tiled recessed entry, and timber entry French doors.



Shopfront 3

Retain original shopfront, recessed entry and terrazzo. Noted; non original aluminium framed entry doors. Consider reinstatement of timber framed doors to original details.

Entry to upper floor.



Carefully maintain the high waisted timber panelled doors and hardware. Retain interpretive early photo over entry.

Shop 4

Retain original shopfront, recessed entry. Noted aluminium framed entry doors and ramped concrete entry which possibly covers original terrazzo.




Shop 5

This is the only non-original shopfront which now does not have a recessed entry.

<p>Awning</p>	<p>The awning is a significant feature lined with pressed metal This is a highly contributory element of the building.</p> 	<p>There is evidence of water ingress which if unaddressed, will substantially damage and cause loss of this feature. Urgent action is required to remediate this.</p>
<p>Fascia</p>	<p>2005 The street facing edge of the awning has a moulded zigzag design pressed into it, however this is now concealed by modern fascia signage.</p> 	<p>Consider more co-ordinated set of fascia signage which complements the heritage character of the building.</p>
<p>Summary of Recommendations</p> <ul style="list-style-type: none"> • The top priority is to ensure the building is water tight and that stormwater is being dispersed away from the edge of the building. Replace any rusted roofing or guttering to match original. • Urgently address leaks to awning and repair pressed metal lining. • Reinstate missing letter N to name on building parapet. • Carefully conserve and retain all original external fabric to original details. • Retain contrasting face brick horizontal string courses or quoins unpainted. • Maintain a colour scheme for the whole building in an authentic heritage colour scheme. • Shopfronts containing original window framing, recessed entries and original terrazzo thresholds should be carefully retained to original details. Encourage re-instatement of missing details. • Maintain a colour scheme for the whole building in an authentic heritage colour scheme. • Use a single background colour on the fascia and consider a co-ordinated set of fascia signage of more slender proportions which complements the heritage character of the building or hanging signs beneath a revealed art deco fascia. • A heritage grant can be sought for maintenance and conservation works • A conservation management plan for the entire building is also recommended. 		

Name Address	Kwong Sings Arcade 96-98 Barker Street	
Heritage Item	No	
Contributory Item	Yes	
Statement of Significance	This building demonstrates confidence in the commercial development of Casino in the early 1950s in an era when department stores were still prominent and has shown transition to other commercial shops since their demise. The name Kwong Sing and Co holds association with the Chinese migrant Fatt family who were also established at Glen Innes and holds ongoing significance to subsequent generations. (updated 2020)	
Architectural Style	Post war with art deco influence.	1952



Building Elements	Observations	Recommendations
Roof	Gabled roof behind parapet.	Maintain.
Gutter	Not visible	Maintain.
Walls	<p>Face brickwork with central vertical brick corbelling and stylised steel finial.</p> 	<p>Maintain façade and stepped parapet to original design with the Kwong Sing & Co individual raised lettering above transom glass.</p>
Windows	<p>Clerestory windows over central arcade.</p> 	Maintain
Shopfronts	<p>Aluminium shopfronts with traditional stall riser, and mosaic tiling. Central arcade entry. Fibre cement lining batten trim.</p> 	Maintain.



The adjoining hardware shop has a splayed window design and moulded chrome shop window frame. Maintain and conserve.

Fascia



Maintain unity of one fascia colour to building façade

Summary of Recommendations

- Ensure the building is water tight and that stormwater is being dispersed away from the edge of the building. Replace any rusted roofing or guttering to match original.
- Maintain façade and stepped parapet and central finial to original design, with the Kwong Sing individual lettering above transom glass.
- Maintain brickwork unpainted.
- Consider repainting of Hardware shop in a more sympathetic main wall colour above the awning.
- Maintain unity of one fascia colour to the building fascia.
- A heritage grant can be sought for maintenance and conservation works

Name Address	Offices & Café. 'Cassino Court' 100 Barker Street	
Heritage Item	Yes	SHI 2850067
Contributory Item	Yes	
Statement of Significance	A substantial and well detailed bank building of its period (1880s) which relates well to the adjacent State Heritage listed Casino Post Office and serves to reinforce one of the few nineteenth century precincts remaining in the centre of Casino. As Casino's first bank it is historically associated with the commercial development of the town. Its scale and architectural character bears witness to the increasing importance of the Casino township.	
Architectural Style	Dates 1893-4, second storey added 1914-15 Late Victorian	



Building Elements	Observations	Recommendations
Roof	Hipped and gabled galvanised iron/steel.	Any roof replacement should be in Galvanised Steel Z600.
Gutter	<p>Low front quad, non-perforated. Rain water heads should be repaired or replaced to match original.</p> 	<p>Gutters are defective in places and downpipes are dislodged causing water to pour on foundations. Guttering should be checked over whole building. Replace as required to original details of ogee or low front quad profile. Replace downpipes ideally in round metal. Ensure all water is dispersing away from the base of the building. This work should be attended to without delay as wet foundations/sub floors are conducive to rot and termite attack.</p>
Walls	<p>Painted brickwork.</p> 	<p>Maintain an authentic heritage colour scheme for any future repainting and highlight architectural detailing.</p>

Windows

Original timber framed double hung and arched windows.



High level transom windows at rear.



Carefully conserve all original doors and windows to original details. Remove air conditioning units from window openings.

Repairs of broken glass and painting are urgently required to timber sash windows to protect the original timber joinery.

This can be staged and supported with grant funding.

Aluminium windows to section could be replaced or may be an enclosure of a former balcony area.

<p>Doors</p>	<p>Original doors include panelled timber doors with transom lights. Wire mesh has been screwed to rear face of French doors.</p> 	<p>Carefully conserve to original details. Removal of wire mesh is suggested.</p>
<p>Awning</p>	<p>The original verandah is retained to the street frontage with cast iron columns. An awning has been attached to the side and a shade sails have been added to front of courtyard area.</p> 	<p>Carefully conserve existing fabric. Consider use of removable umbrellas to replace shade sail.</p> <p>Utilise an authentic heritage colour scheme.</p>

<p>Interior</p>	<p>The interior retains much original fabric including staircase, fireplaces, doors, joinery skirtings, picture rails and pressed metal ceiling.</p> 	<p>Carefully conserve existing fabric. Utilise an authentic heritage colour scheme.</p>
<p>Rear Courtyard</p>	<p>The rear of the building is also important with prominent chimneys, the single storey buildings and contains a high degree of original or early fabric. A historic outbuilding is situated to the rear.</p>   	<p>Carefully maintain and conserve all original fabric.</p>

Summary of Recommendations

- The top priority is to ensure the building is water tight and that stormwater is being dispersed away from the edge of the building.
- Replace rusted guttering with matching low front or ogee profile.
- Repair or replace downpipes and rainwater heads to match original details, and ensure all stormwater is discharged away from the edges of building to ensure no pooling on foundations. (urgent)
- Carefully conserve and retain all original external fabric.
- Timber window joinery is deteriorating and requires repairs and repainting to conserve original fabric.
- Any repainting must be in an authentic heritage colour scheme.
- This is a substantial building with a high degree of original fabric and the preparation of a Conservation Management Plan and a Maintenance Plan with regular maintenance schedules would be of benefit to guide the future conservation of this building.
- A heritage grant can be sought for preparation of these plans as well as the maintenance and conservation works



Name Address	Casino Post Office 102 Barker Street	
Heritage Item	Yes (State Heritage Register and Commonwealth Heritage Place).	SHI 5044744
Contributory Item	Yes	
Statement of Significance	Casino Post Office is historically significant because it has played a central role in the development of communication services in the town and the Upper Richmond River district. Casino Post Office also provides evidence of the changing nature of postal and telecommunications practices in NSW. Casino Post Office is aesthetically significant because it a rare composition of the Victorian Italianate and Georgian Revival styles of architecture, and makes an important aesthetic contribution to the civic precinct in Casino. Casino Post Office is also associated with the Colonial Architect's Office under Walter Liberty Vernon. Casino Post Office is also considered to be significant to the Casino community's sense of place.	
Architectural Style	Dates 1879, additions 1889-1893. Upper-floor residence, added c1915. Late Victorian.	



Building Elements	Observations	Recommendations
Roof	Hipped and gabled Galvanised iron/steel.	Maintain to original details
Gutter	Non-perforated, ogee profile is appropriate.	Maintain to original details.
Walls	Ground-floor front facade is rendered as ashlar blockwork, eastern wall is painted brick, Upper floor face sandstock brickwork.	Maintain to original details. Retain an authentic heritage colour scheme in any future repainting of painted surfaces and highlight architectural detailing.
Windows	Original timber framed double hung multi-paned windows with elliptical fanlights to ground floor front façade Windows to the east and west facades appear largely original to the ground and upper floors, being predominantly six pane upper and lower timber sash windows with mainly clear glazing.	Carefully conserve all original fenestration.
Doors	The ground-floor retail entry door is a later addition, as are some later doors and windows to the later rear ground-floor additions and alterations. French doors and windows to upper floor.	Carefully conserve all original fabric.
Interior	As fully described in inventory. The ground floor has been modified by Post Office fit outs. The upper floor retains many original features of skirtings, picture rails, architraves, wall vents and face-brick fireplaces.	Carefully conserve all existing fabric.
Access Ramp	An approval was issued in 2019 for replacement of the existing access ramps and railings with one which addresses current BCA requirements. This has not yet been installed.	
<p>Summary of Recommendations</p> <ul style="list-style-type: none"> This is a well maintained, substantially intact Commonwealth building of high heritage significance. The preparation of a Conservation Management Plan and Maintenance Plan is strongly recommended to guide the future conservation of this building. 		

Name Address	Shops and Offices T and W MC Cormack/ Parker and Kissane 104-106 Barker Street	
Heritage Item	No	
Contributory Item	Yes	SHI 2850360
Statement of Significance	This is one of number of brick buildings constructed during the mid 1930s in the centre of the CBC and is associated with the legal firm Parker and Kissane, who still retain an office in this building. It is also associated with the local builder Mr J. Schmitzer. It is though that the building was erected on the site of the former Drill Hall which was moved to South Casino.	
Architectural Style	Art Deco	1937





Building Elements	Observations	Recommendations
Roof	Gabled and hipped roof behind parapet.	Keep watertight. Replace as required to original details.
Gutter	Not visible	Ensure guttering is well maintained.
Walls	<p>Face brickwork to upper façade with horizontal brick courses and soldier courses in multi coloured contrast brick. The ground floor has been modified with rendered walls. Evidence of former signage placement on façade which has been removed.</p> 	<p>Retain face brickwork and concrete window architraves unpainted. Maintain the detailing to upper façade to original design. Consider reinstating the signage lettering with information from historic photos. Gentle clean to remove organic growth from façade.</p>
Windows	Upper floor centre windows appear to aluminium and an alteration of original projecting oriel window glazing design. Ground floor aluminium shopfront and doors.	Consider reinstating windows to original design.
Shopfronts and Awning	<p>Modern aluminium shopfronts. Awning lining is fibre cement with expressed batten trim.</p> 	Maintain
Fascia	New fascia signs attached to original fascia.	Install any future signage to fit within the border of the original fascia.




Summary of Recommendations


- Check regularly to ensure the building is water tight and that stormwater is being dispersed away from the edge of the building.
- Retain face brickwork with string and soldier courses unpainted.
- Use a non-invasive cleaning method to removal vegetation growth from brick façade.
- Consider reinstating lettering signage to upper façade of Parker and Kissane
- Carefully conserve and retain original steel framed window to original details.
- Consider reinstatement of oriel glazing to upper façade to original details.
- Retain awning lining with fibre cement and batten trim
- A heritage grant can be sought for maintenance and conservation works

Name Address	Shops Mikes Café and Helicopter Op Shop 108-112 Barker Street	
Heritage Item	Yes	
Contributory Item	Yes	SHI 2850367
Statement of Significance	This building is historically significant as one of several building built in the CBD of Casino during the mid-1930s. It demonstrates the growth of Casino at a time when the country was financially depressed. It is associated with the local architect R.C. Ashe, who also designed the Casino Civic Centre.	
Architectural Style	Inter war	1936-37



Building Elements	Observations	Recommendations
Roof	Terracotta tiled roof visible to street.	Maintain to original details.
Gutter	Low front quad profile, non-perforated.	Ensure guttering is well maintained and replace with same profile when required.
Walls	<p>Red brick with heads over the windows built in contrasting grey brick. Panels under the centre window are also laid in contrasting brick in zig zag pattern.</p> 	Retain all face brickwork unpainted. Maintain the detailing to the upper façade to the original design.
Windows	<p>The façade is divided into three bays, the central bay with three semi-circular headed timber framed windows (above) and two sets of 3 double hung timber sashes to each side. The set to the western end is marred by external air conditioning apparatus.</p> 	Carefully maintain all timber framed windows.

		<p>Consider relocation of the air conditioning and ducting units from front windows.</p>
<p>Shopfronts</p>	<p>The café retains original recessed entry and splayed shopfront although it has been modified by new shopfront cladding. Some early tiling remains at the base of the side panels. A central door with transom light provides access to the upper floor. The Op Shop has a non original straight aluminium shopfront, with loss of original shopfront.</p> 	<p>Consider reinstating original shopfront details in any future restoration.</p> <p>Utilise colour schemes in keeping with the inter war era of building to complement red brick façade.</p>
<p>Awning</p>	<p>This is a original pressed metal awning in need of repainting.</p> 	<p>Check drainage and ensure watertight. Maintenance is required to conserve this important original element of the building which contributes strongly to the streetscape.</p>

		
Fascia	The fascia signs are mounted flush over the original fascia on the suspended awning.	Consider reducing the depth of the signage to the original size of the fascia panel in keeping with the original proportions and design for the building.
<p>Summary of Recommendations</p> <ul style="list-style-type: none"> • Check regularly to ensure the building is water tight and that stormwater is being dispersed away from the edge of the building. • Retain all face brickwork with decorative contrasts unpainted. • Urgent attention is needed to check drainage , repair and repaint the significant pressed metal lining to the awning. • Carefully conserve and retain all timber framed window to original details. • Consider relocation of the air conditioning units and ducts from front windows on façade. • Consider reducing the depth of the signage on the fascia so that it fits within the original fascia. • Consider reinstating original shopfront details in any future restoration. • A heritage grant can be sought for maintenance and conservation works. 		

Name Address	Shops Pinkertons Shop and Residential 114 Barker Street	
Heritage Item	No	
Contributory Item	Yes	SHI 2850215
Statement of Significance	The building is unusual in that it represents an era not clearly visible in Casino. It is significant for its association with the Pinkerton family. It is rare as the only three storey building and aesthetically significant for its detailing with 'Hollywood' style signage individual lettering on the upper awning and painted lettering on the glass transom of Pinkertons Optical House over the entry door. (updated 2020)	
Architectural Style	Mid Century	c1950



Building Elements	Observations	Recommendations
Roof	Not visible to street.	Maintain to original details.
Gutter	Not visible to street	Ensure guttering is well maintained.
Walls	<p>Rendered and painted masonry with a straight edged parapet, a fluted band under the parapet and scored horizontal courses.</p> 	Utilise a colour scheme appropriate to the era based on earlier evidence. Maintain the detailing to upper façade to original design.
Windows	Symmetrically placed double windows to two upper floors. Timber framed hopper windows. Air conditioning unit on two lower windows which are largely screened by the shop awning.	Maintain timber framed windows.
Shopfronts	<p>Aluminium shopfront appears to extend under the entry of original recessed doorway to access the upper floor.</p> 	Consider reinstating the original shopfront details in any future restoration and relocating the air conditioning unit off the front façade.



<p>Doorway</p>		<p>Carefully retain the recessed entry, timber door with porthole window, hand painted Pinkertons Optic House signage over doorway, fluted chrome shopfront framing, framed signage board on right hand of entry, and floor tiling.</p> <p>Remove sign panel which sits over the fluted chrome shopfront at base of glass transom.</p>
<p>Awnings</p>	<p>Two narrow concrete awnings to upper floors. Suspended awning over footpath with metal ribbed lining. Check drainage and ensure watertight.</p>	<p>Conserve original awnings.</p>
<p>Signage</p>	<p>Pinkerton 'Hollywood' style signage individual lettering on the upper awning and painted lettering to glass signage.</p> 	<p>Carefully conserve to original details.</p>
<p>Fascia</p>	<p>Rust marks showing on fascia. Check for water penetration.</p> 	<p>Maintain and repaint. Any new signage should remain within the depth of the original fascia.</p>


Summary of Recommendations

- Check regularly to ensure the building is water tight and that stormwater is being dispersed away from the edge of the building.
- Maintain the upper façade to original design and recessed entry to Cafe.
- Conserve and retain timber framed windows.
- Consider reinstating the Op Shop shopfront to original details in any future restoration.
- Relocate air conditioning unit from front of shop.
- Carefully retain all original details including the recessed entry and tiling, timber door with porthole window, hand painted Pinkertons Optic House signage over doorway, fluted chrome shopfront framing, framed signage board on right hand of entry. Remove sign panel which sits over the fluted chrome shopfront at base of glass transom.
- Maintain and repaint fascia and shopfront. Any new signage should remain within the depth of the original fascia.
- A heritage grant can be sought for maintenance and conservation works.

Name Address	Solicitor and Doctor 128-132 Barker Street	
Heritage Item	No	
Contributory Item	Yes	2850237
Statement of Significance	The shopfronts contain much original fabric which is contributory to the historical and aesthetic significance of the CBD of Casino during the mid-1930s. It demonstrates the growth of Casino at a time when the country was financially depressed. (2020)	
Architectural Style	Inter war	Post 1910, Pre 1933





Building Elements	Observations	Recommendations
Roof	Roof not visible to street. Hipped and gabled behind metal clad parapet.	Maintain
Gutter	Not visible	Ensure guttering and stormwater dispersal is well maintained.
Walls	Single storey brick building with rendered masonry and tiles to shopfronts. Upper facade is hidden by metal kliplock parapet.	Consider removal of metal cladding from parapet and restore upper façade to original details. Investigate historical evidence for reconstruction.
Shopfronts	<p>Two separate shopfronts sit either side of a central doorway. Original copper brown subway tiling to stall riser and walls. Original shopfront framing to 128 and 132. Central entry has been modified with later entry door. Leadlight windows to transoms above shop at 128 and over central door but removed from 132.</p>  	<p>Carefully conserve all original fabric.</p> <p>Use a colour scheme in keeping with the inter war era of building to complement the copper brown tiling.</p>

		
Awning	Suspended awning, fibre cement lining with expressed batten trim.	Maintain to original details.
Fascia	Fascia appears original.	Ensure any signage sits within the original size of the fascia panel in keeping with the original proportions and design for the building.
<p>Summary of Recommendations</p> <ul style="list-style-type: none"> • Check regularly to ensure the building is water tight and that stormwater is being dispersed away from the edge of the building. Ensure guttering is well maintained. • Consider removal of metal cladding from parapet and restore upper façade to original details. • Carefully conserve all original shopfront framing, leadlight windows, and original fabric. • Use a colour scheme for the upper façade and any future repainting in keeping with the inter war era of building to complement the copper brown tiling. • Ensure any signage sits within original size of the fascia panel in keeping with the original proportions and design for the building • A heritage grant can be sought for maintenance and conservation works. 		

Name Address	Barber Shop 134 Barker Street	
Heritage Item	No	
Heritage Conservation Area	Yes	2850237
Contributory Item	Yes although the shopfront has been modernised, the building retains its original historic form with stepped side parapet and side timber windows.	
Architectural Style	Interwar	Post 1933



Building Elements	Observations	Recommendations
Roof	Roof not visible to street. Hipped and gabled roof behind parapet	Maintain
Gutter	Not visible	Maintain
Walls	Single storey painted brick building with straight edged parapet and stepped profile to side elevation.	Maintain a sympathetic colour scheme within the Heritage Conservation Area and setting of heritage buildings in the vicinity.
Shopfronts	<p>Aluminium commercial shopfront circa 1960-70s with modern tiled surrounds and rendered masonry and access ramp.</p> 	Maintain
Awning	<p>Suspended awning with metal lining. The metal ribbed clad fascia may cover possible earlier detail.</p> 	Investigate original fascia. Ensure any signage sits within the original size of the fascia panel in keeping with the original proportions and design for the building.

Windows

Double hung timber sash windows to side elevation with obscure glazing.

Conserve to original details.




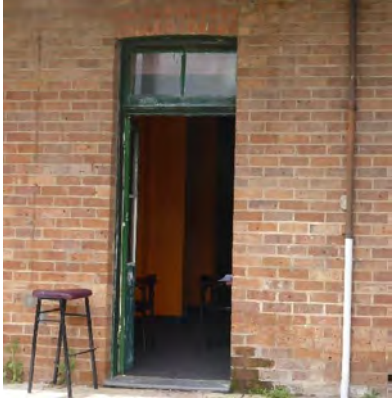
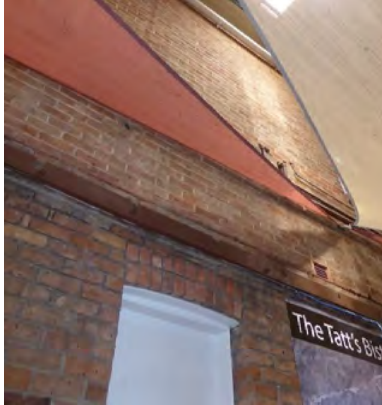


Summary of Recommendations

- Check to ensure the building is water tight and that stormwater is being dispersed away from the edge of the building. Ensure guttering is well maintained.
- Maintain all original fabric including all timber framed windows to side elevation.
- Consider removal of metal cladding from fascia edge and restore to original details.
- Maintain a sympathetic colour scheme in the context Conservation Area.
- Ensure any future signage sits within the original size of the fascia panel in keeping with the original proportions and design for the building
- A heritage grant can be sought for maintenance and conservation works.

Name Address	Tattersalls Hotel 136 Barker Street	
Heritage Item	Yes -	
Statement of Significance	The Tattersalls Hotel is historically significant as the oldest hotel in Casino. It is also the only remaining business that has operated continuously in Casino on the same site since before 1870. While modified the building has the ability to tell of its long history and is an important heritage item in the Casino CBD Conservation Area which should be carefully conserved. Notes- The first Tattersalls Hotel was built at this location and licensed in 1859. It was demolished c 1880 and rebuilt as a two storey timber hotel. This second hotel was demolished in 1905 and a third two storey timber hotel built on the site. A rear brick section was added probably in the early 1920s. The front timber section was demolished and rebuilt in brick c 1936 - 1937.	SHI 2850148
Contributory Item	Yes	
Architectural Style	Federation - Interwar	1905-1920s-1937s

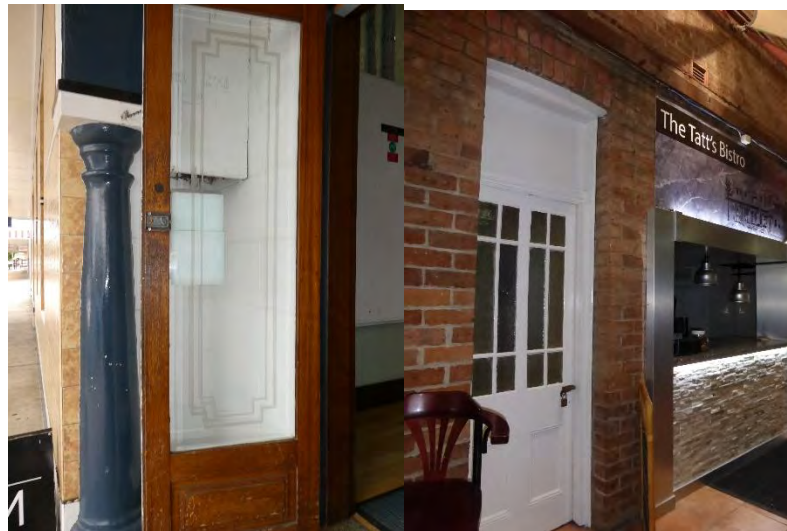


Building Elements	Observations	Recommendations
Roof	<p>Hipped and gabled galvanised roof with prominent chimney.</p> 	<p>Maintain. Any future re-roofing should be Galvanised Steel Z600</p>
Gutter		<p>Maintain as non-perforated low front quad or ogee profile. Ensure all drainage is dispersing away from building and base of walls are kept dry.</p>
Walls	<p>Tiling to front elevation is in excellent condition. Face brick in good condition including interior wall.</p>   	<p>Carefully maintain original tile work. Original brickwork to remain unpainted. Any mortar repairs to early brickwork should be in a traditional lime mortar.</p>

Doors and Windows

High degree of original fabric. Timber double hung sash windows, 4 panel doors, French doors with fan lights, pairs of double hung sash windows to first floor. Varnished entry doors with etched glass. High waisted door to office area.

Carefully maintain all original joinery, finishes and hand painted signage on glass.



Awning and Signage

Suspended awning with a narrow fascia. Signage and corporate colour is restricted to this fascia and some projecting signs. An illuminated projecting sign marks the western end of the building with a mural. The hanging signs under the awning do not detract from the main elevation.





Ensure any future signage is contained within the fascia and is sympathetic to the heritage values of the hotel.

Recommendations

- This is a significant historic hotel which should be carefully conserved. Continue to maintain all original fabric and details.
- Any future re-roofing should be Galvanised Steel Z600
- Maintain gutters as non-perforated low front quad profile.
- Ensure all drainage is dispersing away from building and base of walls are kept dry.
- Carefully maintain all original brickwork unpainted. Any mortar repairs should be in a traditional lime mortar.
- Carefully maintain all original joinery.
- Ensure any future signage remains within the fascia and is sympathetic to the heritage values of the hotel.
- Heritage grants are available to assist with conservation work through the annual heritage fund.

Name Address	Dentist 74 Barker Street	
Heritage Item	No	
Contributory Item	Yes; close to Heritage Conservation Area boundary	
Statement of Significance	A significant historic former timber dwelling with a prominent chimney which sits in a group of historic buildings adjacent to the former offices of the Richmond River Express and opposite Hotel Cecil. Its architectural character demonstrates historic development in the Casino township circa 1900. Adaptively re-used for health consulting rooms	
Architectural Style	Federation	c1900






Building Elements	Observations	Recommendations
Roof	Hipped and gabled colorbond roof. Any future replacement ideally should be Galvanised Steel Z600. Barge rolls detail to barge boards on gable ends. Decorative valance trim.	Maintain.
Gutter	Perforated low front quad profile. 	Maintain. Ensure that stormwater is dispersed away from the edge of the building.
Walls	Timber weatherboards. Well maintained.	Maintain use of a heritage colour scheme.
Windows and Doors	Timber framed double hung windows to sides. Original window on front gable and verandah have been altered and widened with an aluminium windows. 	Carefully conserve all original timber doors and windows. Consider reinstating aluminium windows back to original details based on early photos or similar examples.
Verandah	Skillion verandah wraps around corner of house with scalloped details and louvres to rear section. Front entry brick steps.	Retain all original features. A period style timber fence would enhance this property.
Signage	Signage is constrained overall but the large sign on the front gable detracts from the building.	Consider replacing sign on building with a free standing sign on post in the front.

Summary of Recommendations

- Ensure the building is water tight and that stormwater is being dispersed away from the edge of the building.
- Carefully conserve and retain all original external fabric including the chimney, original and door windows, verandah joinery and all original features.
- Maintain a sympathetic colour scheme appropriate to the era of the building.
- Consider a timber fence in keeping with the historic style of the property.
- Consider replacing the large sign on the front gable with a free standing sign.
- A heritage grant can be sought for maintenance and conservation works.

Name	Optometrist –Eyecare Plus	
Address	76 Barker Street	
Heritage Item	No	
Contributory Item	Yes opposite Heritage Conservation Area boundary	
Statement of Significance	A significant historic former dwelling which sits in a group of historic buildings adjacent to the former offices of the Richmond River Express and opposite Hotel Cecil. Its architectural character demonstrates historic development in the Casino township circa 1910. Adaptively re-used for health consulting rooms	
Architectural Style	Federation	c1910-20





Building Elements	Observations	Recommendations
Roof	<p>Interesting double gable roof to streetscape. Any future replacement ideally should be Galvanised Steel Z600. Barge rolls replaced with barge flush capping.</p>	<p>Maintain. Reinstate barge rolls detail to barge ends.</p>
Gutter	<p>Non-perforated low front quad profile. Exposed rafter tails under eaves.</p> 	<p>Maintain original profiles and exposed rafter features. Ensure that stormwater is dispersed away from the edge of the building.</p>
Walls	<p>Rough cast rendered walls with contrasting bands of smooth render and architraves around windows.</p> 	<p>Maintain an authentic heritage colour scheme of the era.</p>
Windows and Doors	<p>Timber framed double hung windows to sides. Casement aluminium windows to front elevation.</p>	<p>Carefully conserve all original timber doors and windows.</p>
Porch and fencing	<p>Hipped roof over scalloped wall and piers to entry.</p> 	<p>Maintain all original details. A period style timber fence would enhance this property.</p>
Signage	<p>Signage is restrained and sympathetic to the building.</p>	<p>Maintain</p>



Summary of Recommendations

- Ensure the building is water tight and that stormwater is being dispersed away from the edge of the building.
- Carefully conserve and retain all original external fabric including original timber window joinery
- Use a sympathetic colour scheme appropriate to the era of the building.
- Consider a fence in keeping with the historic style of the property.
- A heritage grant can be sought for maintenance and conservation works.

Name	Offices- CMW Accountants	
Address	78 Barker Street	
Heritage Item	No	
Heritage Conservation Area	No (Located directly opposite Heritage Conservation Area boundary)	
Contributory Item	Yes	
Statement of Significance	A significant historic building constructed in 1926 for the Richmond River Express which was established in 1870. It sits on a prominent corner of the Casino CBD area opposite Hotel Cecil and is a landmark anchor building in the CBD. It is historically associated with the commercial development of the town. Its architectural character contributes strongly to the aesthetic values of the Casino township.	
Architectural Style	Interwar	1926





Building Elements	Observations	Recommendations
Roof	Gabled uncoloured steel roof behind parapet.	Maintain
Gutter	Not visible.	Maintain and ensure that stormwater is dispersed away from the edge of the building.
Walls	<p>This single storey building has a high parapet with brick corbel and rough cast rendered details to two panels. The brickwork is now painted a light grey and was white in the 1990s, but originally unpainted as evidenced in a 1930s photo.</p> 	Future repainting is encouraged to utilise an authentic heritage colour scheme of the era.
Windows	<p>Timber framed double hung windows on southern elevation. Aluminium windows to eastern elevation.</p> 	Carefully conserve all original doors and windows to original details. Consider reinstatement of timber windows to match where previously replaced in aluminium.

Doors	<p>New aluminium framed entry doors with full glazing. Replaced timber panelled doors evidenced in historic photos.</p> 	
Awning	<p>The bullnose verandah was added in 1992 with a metal balustrade to the edge of the pavement.</p> 	
Interior	Not inspected	Carefully conserve any original fabric.
Signage	Signage is restrained and sympathetic to the building.	Maintain
<p>Summary of Recommendations</p> <ul style="list-style-type: none"> • Ensure the building is water tight and that stormwater is being dispersed away from the edge of the building. • Carefully conserve and retain all original external fabric including original timber window joinery • Consider reinstating timber framed windows to the eastern elevation. • Consider use of a heritage colour scheme typical to the era of the building, (acknowledging that the bricks were originally unpainted). 		


Name Address	Rooneys Auto Engineering 142 Barker Street	
Heritage Conservation Area	No, however the site sits next to the heritage listed Tattersalls Hotel and adjacent to HCA and forms part of the gateway into historic precinct.	
Contributory Item	Yes, historic brickwork to rear of building, shop front is non original.	
Architectural Style	Rear of building retains historic brickwork. Later additions to front. Former Cowans garage 1933.	1930s-70s



Building Elements	Observations	Recommendations
Roof	Saw tooth skillion roofs behind parapet	Maintain
Gutter	Not visible	Maintain and ensure all stormwater is directed away from base of building.
Walls	<p>Single storey original face brick elevation to laneway.</p> 	Conserve original brickwork and maintain unpainted.
Windows	Aluminium	Maintain
Signage and Awning	<p>Suspended awning to street. Parapet and fascia painted white. Signage is restrained.</p> 	Maintain.
<p>Summary of Recommendations</p> <ul style="list-style-type: none"> • Maintain roofing and guttering and ensure all stormwater is directed away from base of building. • Maintain signage and a colour palette which is sympathetic to the setting of the nearby Heritage Conservation Area avoiding bold, primary and intense colours. • Any future additions should conserve original brickwork and be sympathetic to the setting of the adjacent heritage listed hotel and Heritage Conservation Area in terms of built form and external materials and colour palette. 		

Name Address	TAFE 144-146 Barker Street	
Heritage Conservation Area	No, however the site lies adjacent to HCA and forms part of the gateway into historic precinct.	
Contributory Item	No	
Architectural Style	Post war Modern	1970s




Building Elements	Observations	Recommendations
Roof	Roof behind parapet	Maintain
Gutter	Not visible	Maintain
Walls	Single storey face brick building with flat roof and deep metal clad fascias. Fascias would benefit from repainting. Second building rendered. Replaced a former library building with a high brick parapet to the street and corbelled brick finial.	Maintain neutral colour palette. Provision of a higher parapet with some detail to the street would enhance this façade.
Windows	Aluminium. Few windows address the streetscape on building no 1. Building 2 has large square openings of dark frames.	Maintain
Signage and Awning	Roof projects over entry. Building 2 with narrow concrete awnings. Wall signage and artwork to lower wall on front façade. 	Maintain

Summary of Recommendations

- Maintain signage and a colour palette which is sympathetic to the setting of the nearby Heritage Conservation Area avoiding bold, primary and intense colours.
- Provision of a higher parapet with some detail to the street would enhance the façade of Building no 2.
- Any future development or additions should be sympathetic to the setting of the nearby Heritage Conservation Area in terms of built form and external materials and colour palette.

Name Address	Vacant building (former RMS) 148 Barker Street	
Heritage Conservation Area	No, however the site lies marks the gateway of the commercial area and has an important interface with the riverside parkland.	
Contributory Item	No, but representative of era.	
Architectural Style	Post War Modern	1970s



Building Elements	Observations	Recommendations
Roof	Roof behind parapet	Maintain
Gutter	Not visible	Maintain
Walls	with Single storey brick building with flat roof and fascia and large areas of glazing.	Maintain neutral colour palette
Windows	<p>Full height glass and aluminium frames in vertically and horizontally divided sections.</p> 	Maintain
Signage and Awning	Roof projects over entry. No signage. Currently vacant.	

Summary of Recommendations

- Any new uses for the existing site should utilise signage and a colour palette which is sympathetic to the setting of the nearby Heritage Conservation Area avoiding bold primary and intense colours.
- Redevelopment of this site with a well-designed and detailed building could enhance the aesthetic character and vitality of the CBD.
- Any future development should mark the gateway to the historic CBD and be sympathetic to the setting of the nearby Heritage Conservation Area and enhance its link to the riverside precinct.



BARKER STREET (SOUTHERN SIDE)

Properties within the Casino CBD Heritage Conservation Area	
Shop complex	91-105 Barker St
Medical Clinic	107 Barker St
Casino Travel Shoppe	109 Barker St
First National Real Estate Offices and upper floor accommodation	113 Barker St
Commonwealth Bank of Australia	115 Barker St
El Gronda Arcade	117 Barker St
Offices Findex /Vacant	117 Barker St
Restaurant	117 Barker St
National Australia Bank	119 Barker St
Shop (Sensational Crafts) and Denture Clinic.	123-125 Barker St
Cafes Londy's /Sprout and upper floor accommodation	131-133 Barker St
Solicitors Offices Mitchell Playford & Radburn	143 Barker St
Local Land Services	147 Barker St
Beauty on Barker health/wellbeing services	149 Barker St

Hotel Cecil	100 Centre Street Heritage Listed anchor property to end of main street precinct outside HCA boundary)
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Name Address	Shops (multiple tenancies) 91-105 Barker Street	
Heritage Item	No	
Contributory Item	Yes-remaining significant historic brick walls to laneway and rear elevations.	
Architectural Style	A long low brick single storey building with a mix of aluminium shopfronts and treatments. Shop frontages circa 1970s but historic brick walls face laneway and rear elevation. Site of former two storey Kwong Sing Building.	



Building Elements	Observations	Recommendations
Roof	Hipped metal roof behind parapet.	Maintain
Gutter	<p>Low front quad to rear. Rear downpipe is missing, water damage evident to brickwork. Ensure any repointing is in lime mortar.</p> 	<p>Check all gutters and downpipes. Reinstall downpipe to original details. Ensure all water is dispersing away from the base of the building.</p>
Walls	<p>Face brick with straight edged parapet which steps down to rear. Whilst the facades are modern, the eastern and southern walls are historic and worthy of careful conservation</p> 	<p>Carefully maintain historic brickwork. Do not paint over historic brickwork and details.</p>



Windows and Doors.

Aluminium shopfront and doors to Barker Street. Original timber vertical jointed doors on eastern wall should be conserved.

Maintain and conserve all original timber joinery.





Awning and Signage.

Suspended awning with a deep fascia panel.



Sections in need of painting. A suite of coordinated signage and colours would enhance the building and its relationship within the Heritage Conservation Area.

Summary of Recommendations

- Ensure the building is water tight and that stormwater is dispersed away from the edge of the building. Check all guttering and downpipes and reinstate to original details.
- Any repairs to mortar on historic brickwork should be in a traditional lime mortar.
- Carefully conserve historic brickwork on eastern wall of laneway and consider the relocation of air conditioning units from this wall.
- Reinstate cast iron ventilation grilles to laneway wall.
- Ensure any advertising signage is restrained, sits within the fascia and does not detract from the heritage values of the Heritage Conservation Area.
- Signage should not be erected above awning level
- A suite of co-ordinated signage and colours would enhance the building and its relationship within the Heritage Conservation Area.




Name Address	Medical Clinic. 107 Barker Street	
Heritage Item	No	
Conservation Area	Yes	SHI 2850152
Contributory Item	No	
Architectural Style	Small infill building circa 1980s-90s	



Building Elements	Observations	Recommendations
Roof	Not visible, behind parapet.	Maintain
Gutter	Not visible.	Maintain. Ensure all water is dispersing away from the base of the building.
Walls	Face brick with straight edged parapet.	Maintain
Windows and Door	Aluminium shopfront and doors bronze olive colour.	Maintain
Awning	Suspended awning with a deep fascia panel.	A new fascia panel would enhance the building.
<p>Summary of Recommendations</p> <ul style="list-style-type: none"> • Ensure the building is water tight and that stormwater is dispersed away from the edge of the building. • Ensure any advertising signage is restrained, sits within the fascia and does not detract from the heritage values of the Heritage Conservation Area. • Signage should not be erected above awning level • A new fascia panel would enhance the building. 		

Name Address	Casino Travel Shoppe 109 Barker Street	
Heritage Item	No	
Contributory Item	Yes	HCA SHI 2850237
Statement of Significance	A modest brick commercial building with a stepped parapet which contributes to this historic fabric of Barker Street	
Architectural Style	Date pre 1933 Interwar	




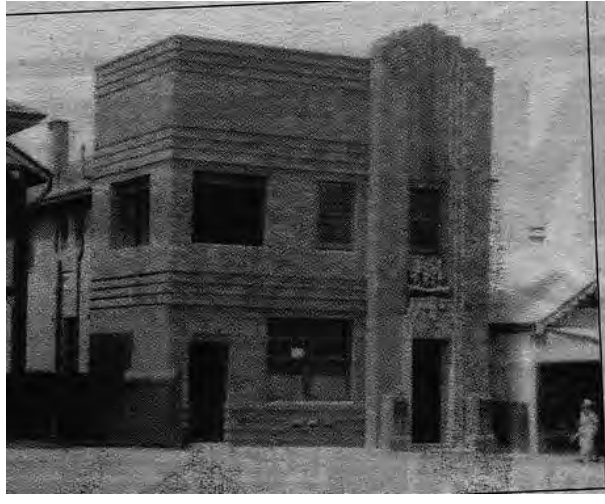
Building Elements	Observations	Recommendations
Roof	Not visible, behind parapet.	Maintain
Gutter	Not visible.	Maintain. Ensure all water is dispersing away from the base of the building.
Walls	<p>Painted brickwork to façade and face brickwork to side walls. Flat topped pier at each side with a recessed panel in the centre. Façade in need of repainting.</p> 	Utilise an authentic heritage colour scheme for any future repainting in keeping with the period of the building. Retain brickwork unpainted to side walls.
Windows and Door	<p>Non original aluminium shopfront.</p> 	Consider repainting of shopfront framing in a colour to complement future façade repainting.
Awning	<p>Suspended awning with a deep fascia panel.</p> 	Repair damage under awning. Reduction of the depth of the signage on the fascia panel would enhance the building. Remove above awning signage.

Summary of Recommendations

- Ensure the building is water tight and that stormwater is dispersed away from the edge of the building.
- Carefully conserve and retain all original external fabric.
- Repaint the façade in an authentic heritage colour scheme in keeping with the period of the building. Retain brickwork unpainted to side walls.
- Remove the above awning projecting sign.
- Consider reduction of fascia board signage depth to a narrower profile in keeping with the original building.
- Heritage grants can be sought to assist with maintenance and conservation works.

Name	First National Real Estate (Former Rural Bank)	
Address	113 Barker Street	
Heritage Item	No	
Contributory Item	Yes	SHI 2850237
Statement of Significance	<p>This building is a good representative example of the Art Deco style which was expressed by the use of strong vertical and horizontal lines. It complements other buildings in the CBD particularly the Civic Centre and Council Chambers. The building is historically significant for its association with the Rural Bank which catered for the man on the land. It tells of the important of rural industries and links Casino to rural industries such as the cattle industry.</p>	
Architectural Style	Interwar.	1933-1934



Building Elements	Observations	Recommendations
Roof	Terracotta hipped roof.	Maintain to original details.
Gutter	Non original square perforated profile at rear.	Any future gutter replacement should be non perforated, low front quad
Walls	<p>Two storey red brick (possibly Coombell brick) building with monumental entrance surrounded by rendered cement (synthetic) stone). Vertical piers or fins extend from the footpath on either side of the entrance to the top of the building where they form a stepped silhouette to the skyline. A strong influence on this building has been the US "skyscraper style". Four horizontal tied brick courses decorate the slightly recessed façade. Decorative brickwork is also a feature of the vertical fin or pier. Overall the standard of brickwork on this building shows the skill of the bricklayer.</p> <p>Modification- The brickwork on the front façade was painted in August 2005 (prior to HCA) but remains unpainted at the rear.</p> 	Retain unpainted brick to rear. Any future colour scheme for façade should be sympathetic to the era of the building.
Awning and signage	<p>The awning was added to the building after 1992 and hides the monumental entrance.</p> 	<p>Removal of the awning is recommended as a long term action to reinstate the façade to its original appearance.</p> <p>A more restrained narrow fascia would improve the appearance of the current awning.</p>

The awning extends across to the adjoining single storey building with a large above awning sign.



Windows and Doors

Mostly timber framed, multi paned sash windows to original details to front and rear of building. An aluminium framed window on the first floor encloses a former corner balcony.

Vertical jointed timber secondary entry door with porthole opening on eastern end.



Carefully conserve all original timber windows and doors.

Consider re-opening of the upper balcony or install a pair of double hung sash windows to match the remainder to replace the aluminium window.




Summary of Recommendations

- Conserve all original fabric and elements of the building.
- Retain all unpainted face brickwork unpainted at rear.
- Future repainting and colour scheme for the façade should be selected from heritage colours typical of the era.
- Removal of the awning across the former bank building is recommended as a long term action to reinstate the façade to its original appearance.
- A more restrained narrow fascia would improve the appearance of the current awning.
- Carefully conserve all original timber windows and doors.
- Consider removal of aluminium window to recessed balcony or install a pair of double hung sash windows to match the remainder to replace the aluminium window.
- Removal of the above awning signage would enhance the streetscape.
- Heritage grants can be sought to assist with maintenance and conservation works

Name	Commonwealth Bank of Australia	
Address	113 Barker Street	
Heritage Item	No	
Contributory Item	No	SHI 2850237
Architectural Style	Modern	1980




Building Elements	Observations	Recommendations
Roof	Not visible, behind parapet.	Maintain
Gutter	Not visible	Maintain.
Walls	Face brick two storey building with a flat edged parapet and cantilevered steel footpath awning. Angled sun awnings extend over windows on eastern side. Yellow cladding to pillars around ATM, and walls at ground level.	Consider reduction of yellow cladding within context of Heritage Conservation Area in a future upgrades.
Shopfront	Neutral aluminium shopfront frames are setback from building line.	Maintain
Awning	<p>Cantilevered awning with corporate fascia signage. Natural Timber varnished lining to soffit.</p> 	Maintain

Summary of Recommendations

- This is a more recent modern infill building within the heritage conservation area. The design is a departure from the more vertical emphasis of most historic building stock.
- The face brick is reasonably harmonious with the precinct however amount of bold yellow and black corporate colours applied to building could be reduced to allow it to sit in the heritage conservation area streetscape without dominating the heritage building stock.
- Generally maintain building.

Name	El Gronda Arcade	
Address	117 Barker Street	
Heritage Item	No	
Contributory Item	No	SHI 2850237
Architectural Style	c1960s Modern Infill	



Building Elements	Observations	Recommendations
Roof	Not visible, behind parapet.	Maintain
Gutter	Not visible	Maintain.
Walls	<p>Two single storey buildings connected by a covered walkway to car park at rear on site of the former El Gronda Picture Theatre. Painted masonry to Florist building. Timber fascia to top of wall, no substantial parapet. On the western side of the walkway a gloss black façade cladding has been added making this building higher and heavier in form on the opposite side of the walkway.</p> 	Consider painting of the black cladding to a more appropriate colour in the context of the Heritage Conservation Area.
Shopfronts	Anodised aluminium frames.	

Signage



Consider adding more heritage interpretation for the streetside of the former picture theatre site



The current sign is high set and not easy to read.

Awning


Fabric canopy awning to Florist over shop windows.
Cantilivered awning from black cladding over opposite shop

Summary of Recommendations

- This is a modern infill building within the heritage conservation area, which does not relate to the built form of most commercial development in terms of form, materials and setback.
- Potential exists to re model this development with some façade changes.
- Potential exists to provide more heritage interpretation at the street entry to the arcade.


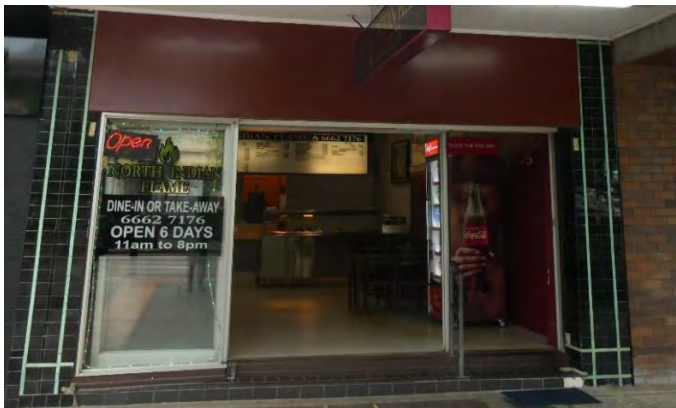

Name Address	Offices Findex / Vacant 117 Barker Street	
Heritage Item	No	
Contributory Item	No	SHI 2850237
Architectural Style	c1980s	



Building Elements	Observations	Recommendations
Roof	Not visible, behind parapet.	Maintain
Gutter	Perforated square gutter profile to street on awnings.	Maintain. Use non perforated quad for future replacement.
Walls	Two storey dark brick building with main façade setback from the building line. Dark heavy tiled pitched roofed awnings with end returns project over windows.	Maintain
Windows	Aluminium bronze olive frames.	
Shopfronts	<p>White aluminium awnings over entry to east and main centre office appear as a later addition not in colour palette of original building.</p> 	Consider a more muted colour for the awnings which harmonise better with the brick and tile material palette.
Awning	Suspended awning. Metal lining.	Maintain.
<p>Summary of Recommendations</p> <ul style="list-style-type: none"> • This is a modern infill building within the heritage conservation area, which does not relate to the built form of most commercial development in terms of form, materials and setback. • Consider changing colour of awnings to harmonise better with the brick and tile colour palette. • Potential exists to extend the development to the building line with some façade changes. 		

Name.	Restaurant North Indian Flame	
Address	115 Barker Street	
Heritage Item	No	
Contributory Item	Yes	SHI 2850237
Architectural Style	Interwar	c1930s



Building Elements	Observations	Recommendations
Roof	Not visible, behind parapet	Maintain
Gutter	Not visible	Maintain.
Walls	<p>Rendered masonry with a stepped pediment and decorative art deco style mouldings.</p> 	<p>Carefully conserve original details of façade. Paint in a heritage colour scheme with contrasting tones to highlight the detail to the façade.</p>
Shopfronts	<p>Modern aluminium shopfront frames. Original tiling exists to pillars on either side of shopfront with contrasting green bands.</p> 	<p>Carefully maintain the original tiling.</p>
Awning and Signage	<p>Suspended awning. Water damage evident under awning on eastern corner. Neon sign above awning is damaged.</p> 	<p>Consider reduction in depth of fascia to bring it back to original proportions.</p> <p>Remove above awning sign as it detracts from historic façade.</p>

Summary of Recommendations

- This is a contributory interwar building within the heritage conservation area.
- Carefully conserve all original details on façade.
- Paint in a heritage colour scheme with contrasting tones to highlight the detail
- Carefully maintain the original tiling to sides of shopfront.
- Address the water damage evident under awning on eastern corner
- Remove damaged neon sign above awning
- Consider a reduction in depth of fascia in any future signage to bring it back to original proportions.
- Heritage grants can be sought to assist with maintenance and conservation works.


Name	Physiotherapist, National Australia Bank.	
Address	119 Barker Street	
Heritage Item	No	
Contributory Item	No	SHI 2850237
Architectural Style	c1970s (confirm Council files)	



Building Elements	Observations	Recommendations
Roof	Not visible, behind parapet.	Maintain
Gutter	Not visible.	Maintain.
Walls	Straight edged parapet covered in a ribbed metal cladding painted off white.	Maintain
Shopfronts	<p>Modern aluminium framed shopfronts with recessed entry.</p> 	Maintain
Awning	Suspended awning. Metal lining.	Maintain.
<p>Summary of Recommendations</p> <ul style="list-style-type: none"> • This is a modern infill building within the heritage conservation area which contrasts with the heritage listed items nearby. • There is potential to consider future redevelopment of this site with a two storey building and shop top accommodation which could have potential to enhance the streetscape 		

Name Address	Shops (Sensational Crafts and Denture Clinic) and accommodation. 123-125 Barker Street	
Heritage Item	Yes	
Contributory Item	Yes	SHI 2850152
Statement of Significance	This building is historically significant for its association with the commercial development of Casino at the turn of the century. The façade of the building above the awning is one of the most ornate and aesthetically pleasing in Barker Street. It complements several historic buildings on the opposite side of the street such as the State Heritage listed Post Office. Historical Note- Originally built by Stitz and was a stationary shop. The building was on the corner of a lane which has subsequently been closed and shops built on the site.	
Architectural Style	1907- Federation	



Building Elements	Observations	Recommendations
Roof	Not visible, behind parapet.	Maintain
Gutter	Not visible.	Maintain. Ensure all water is dispersing away from the base of the building.
Walls	Unpainted face brickwork combined with rendered mouldings and rough cast rendered infill panels. Ornate parapet capped by rounded painted rendered ornaments and details with a circular openings and date plaque.	Conserve to original details.
Windows and Doors	<p>Decorative oriel windows with window hoods project either side of a central arched window. Well maintained.</p> 	Maintain all original fabric.
Shopfronts	The shopfronts have been replaced with aluminium windows and doors, so the ground floor holds little relationship to the handsome upper façade. Further research is needed to find original details of this shopfront and awning.	Reinstatement of shopfronts to period details based on historic evidence would be very positive to this building.



Awning

Suspended awning. Metal lining.


Maintain.

Summary of Recommendations

- Ensure the building is water tight and that stormwater is dispersed away from the edge of the building.
- Carefully conserve and retain all original external fabric to the upper façade.
- Maintain heritage colour scheme.
- Reinstatement of the shopfronts and awning to period details based on historic evidence would be very positive to this building.
- Heritage grants can be sought to assist with maintenance and conservation works.

Name	Shops and accommodation.	
Address	131-133 Barker Street	
Heritage Item	No	
Contributory Item	Yes	SHI 2850237
Statement of Significance	Sitting between two heritage listed buildings, this two storey interwar brick building contributes to the historic fabric of the Casino CBD. The façade carries some interesting details, with a parapet capping matching the adjoining hotel, pairs of margin glazed timber framed windows either side of a recessed balcony and one early shopfront. This building makes an interesting contribution to Barker Street. (2020).	
Architectural Style	Post 1933- Interwar	



Building Elements	Observations	Recommendations
Roof	Not visible, behind parapet.	Maintain
Gutter	Not visible.	Maintain. Ensure all water is dispersing away from the base of the building.
Walls	Unpainted face brickwork with parapet which steps down in the centre, marked by central motif and capped with multi coloured terracotta tile which matches the adjoining Commercial Hotel.	Retain brickwork unpainted to upper façade.
Windows and Doors	<p>Pairs of margin glazed timber windows lie each side of a recessed balcony which has been enclosed with aluminium windows.</p> 	<p>Maintain all original fabric.</p> <p>Consider opening up enclosed balcony to original details.</p>
Shopfronts	The eastern side has been replaced with modern aluminium windows and doors but the western side retains original fabric including geometric tiling and original black tiles to base. Render covers the stall riser and panels and original tiling may exist underneath.	<p>Carefully retain original elements.</p> <p>Consider reinstating black tiles to shopfront façade to match original.</p>



Awning

Suspended awning. Fibre cement lining with batten trim.

Maintain.





Place any future signage within the frame of the original fascia depth, to maintain original detail of building.

Summary of Recommendations

- Ensure the building is water tight and that stormwater is dispersed away from the edge of the building.
- Carefully conserve and retain all original external fabric including timber windows, tiling and elements of original shop front framing.
- Consider opening up enclosed balcony to original details.
- Consider reinstatement of black tiling to match the original on shopfront.
- Place any future signage within the depth of the original fascia.
- Heritage grants can be sought to assist with maintenance and conservation works.

Name	Solicitors Mitchell Playford Radburn	
Address	143 Barker Street	
Heritage Item	Yes	SHI 2850295
Contributory Item	Yes	
Statement of Significance	One of three brick buildings (141 -149) which contribute to this historic section of Barker Street and relate well to the landmark Westpac bank building on the corner of Barker and Centre Street. Built c1905 it is likely to have historic significance. Further research is warranted on the commercial history of this building.	
Architectural Style	Dates c 1905 Federation	



Building Elements	Observations	Recommendations
Roof	Not visible, behind parapet.	Maintain
Gutter	Not visible.	Maintain. Ensure all water is dispersing away from the base of the building.
Walls	<p>Painted brickwork and masonry mouldings with two triangular pediments above parapet line. Projecting piers and horizontal mouldings. Urns previously decorated the top of each brick pier. Side wall is face brick unpainted.</p> 	<p>Maintain an authentic heritage colour scheme for any future repainting in keeping with the period of the building. Consider reinstatement of the urns to parapet.</p> <p>Rising damp with efflorescence on bricks evident. Advice previously provided on drainage, use of correct lime mortars for any repairs and allowing brickwork to breathe.. Do not seal brickwork.</p>
Windows and Doors	Below the awning the front has been replaced with modern aluminium windows and doors.	Maintain. Consider reinstatement of timber windows to original details.
Verandah	<p>Suspended awning. Fibre cement lining with batten trim.</p> 	<p>Maintain.</p> <p>Reinstatement of the verandah to original details with timber posts and fascia would enhance the building.</p>




Summary of Recommendations

- Ensure the building is water tight and that stormwater is dispersed away from the edge of the building.
- Carefully conserve and retain all original external fabric.
- Ensure careful conservation of brickwork and use of appropriate lime mortar to repair missing mortar. Do not seal brickwork. Ensure good drainage to base of building.
- Maintain an authentic heritage colour scheme for any future repainting in keeping with the period of the building.
- Consider reinstatement of verandah, timber posts, timber windows and decorative urns to original details.
- Heritage grants can be sought to assist with maintenance and conservation works.

Name	Local Land Services North Coast (former Rural Lands Protection Board)	
Address	147 Barker Street	
Heritage Item	Yes	SHI 2850294
Contributory Item	Yes	
Statement of Significance	One of three brick buildings (141 -149) which contribute to this historic section of Barker Street and relate well to the landmark Westpac bank building on the corner of Barker and Centre Street.	
Architectural Style	Date c.1905 Federation	





Building Elements	Observations	Recommendations
Roof	Not visible, behind parapet.	Maintain
Gutter	Not visible.	Maintain. Ensure all water is dispersing away from the base of the building.
Walls	Painted brickwork and masonry mouldings with central semi-circular pediment. Projecting piers and horizontal mouldings. Urns previously decorated the top of each brick pier	Maintain an authentic heritage colour scheme for any future repainting in keeping with the period of the building. Reinstate the urns to original detail.
Windows and Door	Pairs of timber framed double hung sash windows are located to each side of central doorway. These windows may have been a later alteration but are still early fabric. The door way appears original.	Maintain all timber joinery.
Verandah	<p>Bullnose verandah with narrow metal posts which has replaced a post supported awning with a fascia.</p> 	Reinstatement of the verandah to original details with timber posts and fascia would enhance the building.

Summary of Recommendations

- Ensure the building is water tight and that stormwater is dispersed away from the edge of the building.
- Carefully conserve and retain all original external fabric.
- Maintain an authentic heritage colour scheme for any future repainting in keeping with the period of the building.
- Consider reinstatement of verandah to original details.
- Heritage grants can be sought to assist with maintenance and conservation works

Name	Shops- Consulting rooms Beauty on Barker	
Address	149 Barker Street	
Heritage Item	Yes	SHI 2850288
Contributory Item	Yes	
Statement of Significance	This two storey brick building has a notable entry with tessellated tiling on the floor. It is likely to be historically significant for its association with the commercial development of Casino. It is also one of three brick buildings (141 -149) which contribute to this historic section of Barker Street and relate well to the landmark Westpac bank building on the adjacent corner.	
Architectural Style	Dates 1905-1926 Federation style	



Building Elements	Observations	Recommendations
Roof	Not visible, behind parapet. Prominent chimney to rear.	Maintain
Gutter	Not visible.	Maintain. Ensure all water is dispersing away from the base of the building.
Walls	<p>Face brickwork to upper storey. Projecting piers and horizontal mouldings decorate the top section. Ground floor brickwork has been painted. Air conditioner units detract a little from front façade.</p> 	<p>Retain face brick unpainted. Maintain an authentic heritage colour scheme for any future repainting in keeping with the period of the building.</p> <p>Consider relocation of air conditioning units to rear of building.</p> <p>Consider reinstatement of two storey verandah.</p>
Windows	<p>A few remaining windows are original timber framed double hung but many have been replaced in aluminium. The front façade was original a two storey verandah with French doors which have been removed and replaced.</p> 	<p>Consider replacement of aluminium windows to timber frames to original details.</p>

Doors

Triple entry; timber panelled doors to front façade with central door handle. New etched glass to centre door. Timber lined soffit.

Carefully conserve to original details.



Awning

A suspended awning has replaced a former 2 storey verandah with posts. Underside is fibre cement lined with expressed batten.

Maintain. Ensure that signage is maintained within the depth of the fascia. Consider reinstatement of original two storey verandah.








Summary of Recommendations

- Ensure the building is water tight and that stormwater is being dispersed away from the edge of the building.
- Carefully conserve and retain all original external fabric.
- Retain face brick unpainted. Maintain an authentic heritage colour scheme for any future repainting in keeping with the period of the building.
- Consider relocation of air conditioning units from front facade of building.
- Consider replacement of aluminium windows to timber frames to original details.
- Ensure that signage is maintained within the depth of the fascia.
- Consider reinstatement of original two storey verandah to original details.
- Works could be staged and heritage grants can be sought to assist with maintenance and conservation works

Name Address	Hotel Cecil 101 Centre Street	
Heritage Item	Yes	2850144
Notes	The Hotel Cecil is historically significant for its association with the economic growth of Casino and is also associated with the local cattlemen. It is a representative example of a two storey country hotel with wide two storey verandah, accommodation and bar facilities. It is a landmark building which make a very strong contribution to the Casino CBD.	
Contributory Item	Yes	
Architectural Style	Federation - modified. Moved to this location in 1919. Renovated in 1979.	



Building Elements	Observations	Recommendations
Roof	Hipped and gabled metal roof.	Maintain. Any future re-roofing ideally should be in Galvanised Steel.
Gutter	Low front quad, non perforated gutters. 	Maintain Ensure all drainage is dispersing from base of walls.
Walls	Two storey rendered brick building. Rendered finish in a neutral warm mid tone wall with dark and light trims. 	Maintain.
Doors and Windows	Timber double entry doors with chrome push bars, and leadlight later additions. Inner French doors are non-original.  Sets of French doors to an earlier rear wall (now internal)	Maintain.

			
<p>Verandah and Signage</p>	<p>The two storey verandah is a major element of this building. Timber posts, brackets valances and roof beams. Vertical timber verandah balustrades. Signage is restrained and sympathetic to the building with raised lettering on the corner splay.</p> 		

Recommendations



- This is a significant historic hotel which should be carefully conserved.
- A Development Application has been approved by Council for upgrades and alterations which respected the conservation of the significant elements of the building.
- Maintain all early/original fabric and details.
- Maintain a sympathetic colour scheme.
- Maintain sympathetic signage.
- Heritage grants are available to assist with conservation work through the annual heritage fund.



WALKER STREET (EASTERN SIDE)

Properties within the Casino CBD Heritage Conservation Area	
Westpac Bank	43 Walker Street
Smith's Store	47, 49 and 51 Walker Street
Shop Complex	57 and 59-61 Walker Street
Shop complex Heathwood's Store", former	63-69 Walker Street
Shops	71 Walker Street
Greater Bank	75 Walker Street
Bakery and shop, complex	77-81 Walker Street
Shop McDonalds Pharmacy	83 Walker Street.
Nortec	85 Walker Street
Pharmacy	87-89 Walker Street
Shop Complex	93, 95, 97 and 99 Walker Street
Commonwealth Hotel	101 Walker Street
Gateway Properties on the fringe of the Heritage Conservation Area	
Community Centre	35 Walker Street
Commercial Building	39 Walker Street
Parkview Funeral Home	41 Walker Street
Offices	107 Walker Street
Restaurant	115 Walker Street
Shop Pricebusters	127 Walker Street
Vacant Site	137 Walker Street

Name Address	Westpac Bank (Former bank of NSW) 43 Walker Street	
Heritage Item	Yes	SHI 2850101
Heritage Conservation Area	Yes	
Statement of Significance	This building is historically significant for its association with commercial development in Casino c1905. It is also an attractive and well detailed early 20th century building which occupies a prominent corner site in the centre of Casino. It is associated with the local architect F.J. Board. A landmark Federation heritage item on a prominent corner.	
Contributory Item	Yes	
Architectural Style	Federation; Built 1905, extended 1912, altered in 1962-1963.	1905 /1912/1963






Building Elements	Observations	Recommendations
Roof	<p>Hipped Marseilles Terracotta tiled main roof. Red metal roofing to verandah elements. Prominent chimney with corbelled rendered detailing.</p>	<p>Retain original roof as long as possible, repair or replace as required to original details.</p>
Gutter	<p>Low front quad non-perforated.</p>	<p>Maintain and replace as necessary to original details.</p>
Walls	<p>Face brick in two tones with contrasting bands of rendered detail to quoins, string courses, plaques, window surrounds, arches. Roughcast feature panels. The arched parapets are the 1912 additions and the single storey section comprises the later 1960s addition.</p> 	<p>Maintain all original fabric. Maintain an authentic heritage colour scheme for any future repainting.</p>
Windows	<p>Double hung timber framed with multi panes to upper windows and plain glass to lower panes. French doors to upper level opening onto balcony. Circular windows to arched parapet ends.</p> 	<p>Carefully conserve original timber windows to original details. Repair rather than replace.</p>
Doors	<p>Timber, recessed on splayed central entry.</p>	<p>Maintain to original details.</p>

<p>Awning/ verandah</p>	<p>Arched rendered masonry openings to ground floor verandah with balcony above which replaced a previous post supported verandah with cast iron detail.</p> 	<p>Maintain to original details.</p>
<p>Interior</p>	<p>The principal room layout includes significant internal original features including ceilings, cornices, joinery, flooring and fireplaces should be retained and conserved.</p> 	<p>Carefully conserve all original fabric.</p>
<p>Recommendations</p> <ul style="list-style-type: none"> • This is a landmark commercial building with a high degree of original fabric which is well maintained. • The preparation of a Conservation Management Plan and a Maintenance Plan with regular maintenance schedules would be of benefit to guide the long term future conservation of this building. • Carefully conserve and retain all original external and internal fabric to original details. • Current signage is discreet. • Heritage grants are available to assist with work and management plans through Council's annual heritage fund. 		

Name	Shops Williams Pharmacy, Intersport, Mensland former 'Smiths Store'	
Address	47,49 and 51 Walker Street	
Heritage Item	Yes	SHI 2850208
Heritage Conservation Area	Yes	
Contributory Item	Yes	
Statement of Significance	It is historically significant for its association with the commercial development of Casino and indicates the "striking progress" of the town in the late 1930s. The former department store provides a good representative example of the Art Deco style, with its use of natural light, stepped parapet and decorative mouldings.	
Architectural Style	Inter war Art Deco style facade	1936



Building Elements	Observations	Recommendations
Roof	Metal roof behind parapet.	Repair or replace as required to original details.
Gutter	Not visible. Awning shows signs of severe water penetration and damage indicating drainage needs attention.	Ensure all drainage is dispersing Maintain and replace as necessary to original details. Urgent attention to awning drainage and repair of lining is required.
Walls	Two storey rendered brick with stepped parapet and applied mouldings. Painted in a sympathetic heritage colour scheme.	Maintain all original fabric. Maintain an authentic heritage colour scheme.
Shopfronts and Windows	<p>Original art deco shopfronts are still intact on the Barker Street frontage and including slender fine framing and projecting glass window displays and inlaid terrazzo with metal inlay to the entries.</p>  <p>The shop premises facing Walker Street are modern including some timber and some aluminium framed shopfronts. The reinstatement of shopfronts to original details would enhance this building and would be eligible for heritage grant support.</p>	<p>Carefully conserve all original shopfront detailing and tiling, to original details.</p> <p>It is not known if an original art deco shopfront existed on Walker Street but reconstruction to original details based on historical research and early photographs would enhance this building.</p>


Doors	<p>Original timber doors with stepped profile detailing. Others have been modified and replaced.</p> 	Maintain to original details.
Awning/ verandah	<p>Suspended awning over the footpath with fibre cement and batted lining. Water damage is evident to part of awning.</p> 	Repair and replace to original details with fibre cement and batten trim.
Interior	Only chemist shop viewed.	Carefully conserve all remaining original fabric.

Recommendations

- This is a landmark heritage listed building on a prominent corner with a high degree of original fabric.
- The preparation of a Conservation Management Plan and a Maintenance Plan with regular maintenance schedules would be of benefit to guide the long term future conservation of this building. Heritage grants can be used for preparation of these plans as well as physical works.
- Carefully conserve and retain all original external and internal fabric to original details.
- Maintain an authentic heritage colour scheme.
- The awning shows signs of water damage and need urgent attention and repairs to match original details as well as drainage
- Heritage grants are available to assist with conservation work through the annual heritage fund.

Name	Shop Complex (Higgins Newsagent, North Coast Firearms, Smiths Meats Butchery)	
Address	57, 59-61 Walker Street	
Heritage Item	Yes	SHI 2850284
Heritage Conservation Area	Yes	
Contributory Item	Yes	
Statement of Significance	This building is historically significant for its association with the commercial development of Casino and indicates the "striking progress" of the town in the late 1930s. It is similar in style to many others in Casino and makes a significant contribution to the Walker streetscape.	
Architectural Style	Inter war Art Deco style façade.	1930s





Building Elements	Observations	Recommendations
Roof	Metal roof behind parapet.	Repair or replace as required to original details.
Gutter	Not visible.	Ensure all drainage is dispersing Maintain and replace as necessary to original details.
Walls	Two storey rendered brick, stepped parapet with art deco motifs and applied mouldings. Painted in a sympathetic heritage colour scheme with details picked out in trim colours.	Maintain all original fabric. Maintain an authentic heritage colour scheme.
Shopfronts and Windows	 <p data-bbox="395 1111 1166 1178">Original shopfronts are no longer intact under the awning but the firearms shop retains a traditional recessed entry.</p>	Reconstruction of shop fronts to original details based on historical research and early photographs would enhance this building.
Awning	<p data-bbox="395 1223 1145 1357">Suspended awning with pressed metal lining . Retains a traditional narrow fascia. Business signage is attached to the fascia and hanging signs below.</p> 	<p data-bbox="1230 1223 1497 1402">Carefully conserve pressed metal lining. Ensure drainage is in order to prevent damage.</p> <p data-bbox="1230 1408 1497 1738">The awning fascia depth should not be exceeded with any signage which projects beyond the original depth to maintain the proportions of the awning design.</p>
Doors	Non original	



Recommendations

- This is a heritage listed building a high degree of original fabric to the upper façade and retains the original pressed metal awning.
- Carefully conserve and retain all original external fabric to original details.
- Maintain an authentic heritage colour scheme
- Ensure all drainage is dispersing away from edge of building.
- Reconstruction of shop fronts to original details based on historical research and early photographs would enhance this building.
- Ensure that signage remains within the awning fascia depth. Consider a suite of related signage for the three businesses within a co-ordinated colour palette to unify the building façade. Avoid bold primary colours.
- Heritage grants are available to assist with conservation work through the annual heritage fund.

Name Address	Shop Complex Casino Centre (Former Heathwoods Store) 63-69 Walker Street	
Heritage Item	Yes	SHI 2850021
Heritage Conservation Area	Yes	
Contributory Item	Yes	
Statement of Significance	The (former) Heathwood's store is historically significant as one of the largest country stores in New South Wales. It reflects an era when country centres were self-sufficient and could support several general stores. This is one of the most dominant buildings in Walker street because of its scale and detailing. While altered it still retains its 1929 façade above the awning.	
Architectural Style	Inter war Art Deco style façade.	1929 and 1937s







Building Elements	Observations	Recommendations
Roof	Metal roof behind parapet.	Repair or replace as required to original details.
Gutter	Not visible.	Ensure all drainage is dispersing Maintain and replace as necessary to original details.
Walls	<p>Expansive two storey rendered brick with a stepped parapet with art deco motifs and applied mouldings. The façade above the awning is divided by pilasters into a series of bays with large half round openings which house sets of timber framed multi paned windows. The façade is currently painted all white which does not highlight the detail of the façade mouldings. The property includes a section of infill plain upper façade between this main building and the adjoining Smiths Stores.</p> 	<p>Maintain all original fabric. Utilise an authentic period heritage colour scheme which highlights the architectural detail of the façade. Paint scrapes would help inform the original colour scheme.</p>
Shopfronts and Windows	<p>The building contains some remaining original shopfronts with anodised slender frames, original black tile work and recessed entries, Casino Centre Bakery;</p> 	<p>Reconstruction of shop fronts to original details based on historical research and early photographs would enhance this building.</p>

	<p>Summerland Credit Union.</p> 	
<p>Awning</p>	<p>Original cantilevered awnings with pressed metal lining .</p> 	<p>Carefully conserve pressed metal lining. Ensure drainage well maintained to prevent damage.</p>
<p>Recommendations</p> <ul style="list-style-type: none"> • This is a heritage listed building which retains a high degree of original fabric to the upper façade, the original pressed metal awning and some shopfronts... • Carefully conserve and retain all original fabric to original details. • Utilise an authentic heritage colour scheme for repainting of the exterior, ideally based on original paint scrapes. • Remove above awning advertising as it detracts from the architectural detail of the upper façade. • Timber windows are showing deterioration and need immediate attention for repainting and checking. • Ensure all drainage is dispersing away from building. • Careful retention of remaining early shop fronts and reconstruction of altered shopfronts to original details based on historical research and early photographs would enhance this building. • Ensure that signage remains within the awning fascia depth. Consider a suite of related signage for businesses within a co-ordinated colour palette to unify the building façade. • A detailed researched report has been previously prepared for this property and can be made available by Council. • Conservation works are eligible for heritage funding through the annual heritage fund. 		

Name Address	Shop Choice Discount Store 71 Walker Street	
Heritage Item	No	
Heritage Conservation Area	Yes	
Contributory Item	Yes	
Notes	Sitting adjacent to the heritage listed former Heathwood Stores building, this building could be mistaken for having little value due to the cladding of the façade. A detailed site inspection however revealed that the building contains a considerable amount of original fabric including an original shopfront.	
Architectural Style	Mid century	circa 1950s



Building Elements	Observations	Recommendations
Roof	Metal gabled roof behind parapet.	Repair or replace as required to original details.
Gutter	Box gutters to sides of gable behind side parapet walls. Original rain water heads to rear elevation.	Ensure all drainage is dispersing Maintain and replace as necessary to original details. Maintain original rain water heads or replace to match.
Walls	<p>Brick construction. Investigation revealed that the two storey parapet faced with metal cladding does not have original façade beneath.</p> 	<p>Investigate original façade appearance for future reconstruction. Maintain all original fabric. Utilise an authentic period heritage colour scheme which highlights the architectural detail of the façade. Maintain brickwork unpainted.</p>
Shopfronts and Windows	<p>The building retains the original shopfront with anodised slender frames, original tile work, now painted blue, and recessed entries.</p>  <p>(BCC- Brisbane Cash and Carry)</p>	<p>Retain original shopfront and carefully restore.</p> <p>Carefully remove paint from original tiling.</p>

		
Awnings	<p>Original suspended awning with pressed metal lining in lineal pattern.</p> 	<p>Carefully conserve pressed metal awning lining. Ensure drainage is in order to prevent damage. Signage should not project over the awning fascia depth, to maintain the proportions of the awning design.</p>
Interior	<p>Contains much original fabric. Upper floor has solid timber floor and steel roof trusses.</p> 	<p>Possibilities for adaptive re-use with improved access.</p>

Original staff room and amenities with original tiling and fixtures.




Recommendations

- This is a contributory mid-20th century period building which retains an original shopfront, pressed metal awning and other original fabric and should be appropriately conserved. It has great potential for adaptive re-use on the upper floor.
- Removal of the metal cladding to the upper façade and reconstruction of a façade to original details to be based on further research. In the absence of evidence, a rendered appearance façade to harmonise with adjoining buildings would be acceptable.
- The interior was previously inspected and also contains a large amount of original fabric worthy of careful conservation and with great potential for adaptive re-use.
- A sympathetic heritage colour scheme should be used for repainting of the exterior.
- Remove paint carefully from tiling.
- Ensure all drainage is dispersing away from building.
- Ensure that signage remains within the original awning fascia depth. A detailed researched report has been previously prepared for this property.
- Heritage grants are available to assist with conservation work through the annual heritage fund.



Name Address	Greater Bank (former Johnsons Pharmacy) 75 Walker Street	
Heritage Item	Yes	SHI 2850009
Heritage Conservation Area	Yes	
Contributory Item	Yes	
Statement of Significance	This building is significant for its association with the Johnson family who operated a pharmacy here for over sixty years. The façade makes a significant contribution to Walker Street with its unusual castellated pediment. The building is an integral part of a strong stylistic theme that extends throughout the Casino CBD. Above the awning the shop is intact. This is a prominent historic corner property in the CBD with a historic brick masonry wall fronting Simpsons Lane.	
Architectural Style	Early Interwar	circa 1920s



Building Elements	Observations	Recommendations
Roof	Metal roof behind parapet.	Repair or replace as required to original details.
Gutter	Not visible.	Ensure all drainage is dispersing away from base of masonry walls. Maintain and replace as necessary to original details. Maintain any original rain water heads or replace to match.
Walls	<p>Brick construction with a rendered parapet which has a castellated pediment and decorative features. The parapet is divided vertically with half height pilasters and horizontally by conspicuous mouldings. The detail of this is not apparent with existing white painted finish.</p> <p>The side wall faces Simpsons Parade with a nicely stepped parapet wall and original brickwork and has high visibility to the main street precinct. A later rear extension lies to the back of the property.</p> 	Utilise an authentic period heritage colour scheme which highlights the architectural detail of the façade. Conserve original face brickwork unpainted.
Shopfronts and Windows	The original shopfront has been replaced with a modern aluminium fit out.	

Awnings

Suspended awning with fibre cement lining and blind in corporate colours. Above awning projecting sign.



Inspect original depth of fascia under signage panel. Reduce if appropriate to original proportions. Remove above awning signage and keep signage on or below fascia level.

Recommendations


- This is a heritage listed and contributory period building which should be appropriately conserved. A conservation management plan and maintenance plan are recommended to be prepared.
- A sympathetic heritage colour scheme should be used for repainting of the parapet to highlight its architectural detail. An early photo below shows a light wall with darker trims.



- Inspect original depth of fascia under signage panel. Reduce if appropriate to original proportions.
- A reduction of the corporate colours to the lettering rather than the whole fascia and blind, would improve the heritage aesthetic value of this building. Remove above awning sign.
- Ensure all drainage is dispersing away from the base of the building.
- Heritage grants are available to assist with conservation work through the annual heritage fund.

Name Address	Kibbles Bakery and NR Heartland Shop. 77-81 Walker Street	
Heritage Item	Yes	SHI 2850026
Heritage Conservation Area	Yes	
Contributory Item	Yes	
Statement of Significance	This building has both architectural and historical significance. The asymmetrical nature of the parapet with its tower and onion dome make the facade of this building a major feature of Walker Street. The onion dome is an architectural feature rarely seen on the north coast and the whole façade above the awning is intact. It is also associated with the Rimmington family and was known as (the) Rimmington Refreshment Rooms.	
Architectural Style	Interwar	After 1926



Building Elements	Observations	Recommendations
Roof	Metal roof behind parapet. Onion dome shows some signs of surface corrosion.	Carefully conserve to original details. Detailed inspection of the onion dome is required to check condition and address any corrosion.
Gutter	Not visible.	Ensure all drainage is dispersing away from base of masonry walls.
Walls	Brick rendered parapet with a scalloped pediment, vertical pilasters and rendered motifs. The parapet is divided into three sections, two of which are over the bakery and the third section over a separate shop. These are painted in two different colour schemes. The southern wall faces Simpsons Parade and has recently had a mural painted on the wall.	A period heritage colour scheme is recommended to unify the entire parapet and highlight more of the architectural detail.
Shopfronts and Windows	<p>The original shopfront of the bakery has been replaced with a modern aluminium fit out. The façade is faced with a stone type tile.</p> <p>The adjoining premises retains an early recessed shop entry, slender anodised window framing and timber framed double doors.</p> 	<p>Any future works to the bakery shopfront may be informed by reconstruction of a shopfront detail appropriate to the era.</p> <p>Carefully maintain the early shopfront and recessed entry to N.R. Heartland premises.</p> <p>Consider reduction of the depth of the transom signage and deep fascia sign and colour as this detracts from the heritage value of the façade.</p>

Awning	Round metal posts on concrete plinths support a concave profiled verandah c.1991.	Reduce the depth of the signage fascia to be more aesthetically in keeping with the proportions of this historic façade. Utilise a sympathetic background colour as part of the overall heritage colour scheme and limit the black to signage lettering.
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Recommendations



- This is a heritage listed building which should be appropriately conserved. A conservation management plan and maintenance plan are recommended to be prepared.
- Detailed inspection of the onion dome is required to check its condition and address any corrosion /repairs as this is a unique element of the building and to Casino CBD.
- A period heritage colour scheme is recommended to unify the entire parapet and highlight more of the architectural detail. An early photo below shows a tonality of contrasts.





- Retain the early shopfront and recessed entry to NR Heartland premises.
- Consider a reduction or removal of the black transom signage and deep fascia sign as this detracts from the heritage values of the façade. Utilise a light background colour for signage as part of the overall heritage colour scheme and limit the black to signage lettering.
- Heritage grants are available to assist with conservation work through the annual heritage fund.

Name Address	Shop-McDonalds Pharmacy 83 Walker Street	
Heritage Item	No	
Heritage Conservation Area	Yes	SHI 2850140
Contributory Item	Yes	
Statement of Significance	The scale of this building makes a contribution to Walker Street. Its' façade is typical of many buildings within the Casino CBD but it is rare to find a timber building within this precinct.	
Architectural Style	Interwar	C 1920-30

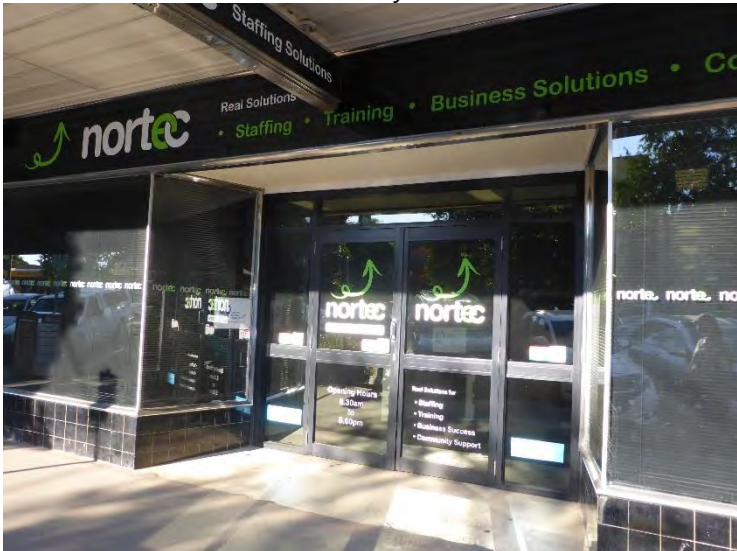




Building Elements	Observations	Recommendations
Roof	Metal behind parapet. Solar panels installed.	Maintain.
Gutter	Not visible.	Ensure all drainage is dispersing away from base of walls.
Walls	<p>Timber building with a straight edged rendered parapet with banded details and a central geometric motif.</p> <p>The render is a rough cast with a stippled type finish. There is some minor cracking to the decoration and render.</p>  <p>Side elevations are plain timber weatherboards in need of repainting.</p>  <p style="text-align: right;">Southern wall</p>	<p>Repainting is required.</p> <p>Carefully conserve all original fabric and detailing.</p> <p>Unify the building façade by utilising a heritage colour scheme for the top and lower halves, restricting the corporate blue colour to more restrained signage or lettering.</p>

		
Shopfronts and Windows	<p>Northern wall</p> <p>The original shopfront has been replaced with a modern aluminium fit out. The blue powder coated finish has been extended across the all the lower walls Any future works to the shopfront may be informed by reconstruction of a shopfront detail</p>	appropriate to the era. Removal of the bold blue wall colour would enhance the heritage value of the façade.
Awning	<p>Suspended awning with anchor points on façade. Two sets of timber French doors open onto small balconies with metal balustrades. Small awnings extend over French doors and appear to need maintenance.</p> 	Carefully conserve all original details. Consider new fascia signage to enhance façade.
<p>Recommendations</p> <ul style="list-style-type: none"> • This is a highly contributory interwar period building which retains original details to the upper facade and should be appropriately conserved. • Ensure all drainage is dispersing away from base of walls. • Carefully conserve all original fabric and detailing to original details. • Repainting is needed to conserve the exterior from further weathering. • Minor cracks are evident in the render finish. • Repairs are needed to balconies and awnings. • Unify the building façade by utilising a heritage colour scheme both the top and lower halves, restricting the corporate blue colour to more restrained signage or lettering. • Utilise a light background colour as part of the overall heritage colour scheme and limit the corporate branding to small signage and lettering. • Heritage grants are available to assist with conservation work through the annual heritage fund. 		

Name Address	Nortec 85 Walker Street	
Heritage Item	No	
Heritage Conservation Area	Yes	
Contributory Item	Yes	
Notes	Despite a plain parapet, this building retains an original shopfront and pressed metal awning, and sits adjacent to notable two storey art deco buildings. It is worthy of careful conservation and a period colour scheme.	
Architectural Style	Interwar	1920-30s



Building Elements	Observations	Recommendations
Roof	Metal roof behind parapet.	Maintain.
Gutter	Not visible.	Ensure all drainage is dispersing from base of walls.
Walls	Single storey rendered brick plain parapet. Currently painted black.	Repainting in a period heritage colour scheme is recommended. The addition of a simple horizontal banding would enhance the façade.
Shopfronts and Windows	<p>The original shopfront is retained with a recessed entry, slender anodised window framing and original tiling to the stall riser. Modern aluminium framed entry doors.</p> 	<p>Carefully retain the early shopfront and recessed entry and original tiling. Consider long term replacement of doors with timber typical of the period. Example.</p> 
Awning	<p>Suspended steel awning with original pressed metal lining.</p> 	<p>Carefully conserve awning, and ensure drainage is functioning.</p> <p>Investigate the detail under the current signage panel on fascia. Utilise a sympathetic fascia background colour as part of the overall heritage colour scheme and limit the black to signage lettering.</p>

Recommendations

- This is a contributory historic building with a remaining original shopfront and awning and should be carefully conserved.
- Repainting of the facade in a period heritage colour scheme is recommended.
- The addition of a simple horizontal banding would enhance the façade.
- Retain the early shopfront, tiling and pressed metal awning and conserve to original details.
- Consider long term replacement of doors with timber frames typical of the period.
- Carefully conserve the awning, and ensure drainage is functioning to protect the pressed metal lining.
- Investigate the detail under the current signage fascia.
- Utilise a sympathetic fascia background colour as part of the overall heritage colour scheme and utilise the black for signage lettering. Dark colours were used for trims rather than body colours.
- Heritage grants are available to assist with conservation work through the annual heritage fund.

Name Address	Pharmacy 87-89 and 91 Walker Street	
Heritage Item	Yes- No. 91	2850280
Heritage Conservation Area	Yes	
Statement of Significance	The façade makes a significant contribution to Walker Street and the building is an integral part of a strong stylistic theme that extends throughout the Casino CBD.	
Contributory Item	Yes	
Architectural Style	Interwar	Circa 1920-30s



Building Elements	Observations	Recommendations
Roof	Metal roof behind parapet.	Maintain.
Gutter	Not visible.	Ensure all drainage is dispersing from base of walls.
Walls	<p>No 87-89 comprises a single storey brick building with a high straight topped parapet clad in metal sheeting. Investigation of the material under the metal cladding is recommended with restoration of this façade</p> <p>No 91 is the heritage listed building comprising a rendered parapet with a central semicircular pediment and circle motif. There is some rendered decoration to the façade with projecting horizontal mouldings and corbels at each side.</p> <p>The façades have been combined into a single premises and are dominated by corporate branding and advertising signage.</p>	<p>Repainting of the façade in a period heritage colour scheme is recommended and highlighting of architectural mouldings in subtle contrast colours.</p> <p>A distinction between the two facades in complementary schemes is desirable.</p> <p>Removal of repetitive advertising and corporate branding colours which dominate the façade would enhance this building.</p>
Shopfronts and Windows	<p>The southern end retains a section of early shopfront with slender glazing bars and a tiled stall riser. Tiles are not likely to be original. The northern end has modern framing.</p>	Carefully retain the early shopfront element and stall riser.
Awning	Suspended awning with modern lining.	




Recommendations

- This is a contributory historic building with a notable parapet to no 91 and a section of early shopfront which should be carefully conserved.
- Repainting of the façade in a period heritage colour scheme is recommended and highlighting of architectural mouldings in subtle contrast colours.
- A distinction between the two facades in complementary schemes is desirable.
- Investigation of the material under the metal cladding of the southern building is recommended which may guide future restoration of this façade
- Removal of repetitive advertising and corporate branding colours which dominate the façade would enhance this building, especially above the awning level.
- Utilise a sympathetic fascia background colour as part of the overall heritage colour scheme and utilise the corporate colours for signage lettering.
- Heritage grants are available to assist with conservation work through the annual heritage fund.

Name Address	Shop Complex 93-99 Walker Street	
Heritage Item	Yes-	2850010
Heritage Conservation Area	Yes	
Statement of Significance	This group of buildings makes a significant contribution to Walker Street with its corbelled horizontal decoration and large rendered "decorative plumes". It is an integral part of a strong stylistic theme that extends throughout the Casino CBD. The fabric shop beneath the awning still has the original shopfront, with chrome plated trim.	
Contributory Item	Yes	
Architectural Style	Interwar Notes The building was constructed sometime after 1934 according to an article in the Don Dorrigo Gazette on 31 Aug 1934 titled 'Items of Interest'. <i>"The property in the Thomas estate at Casino, comprising buildings between the Commonwealth Hotel and Sexton and Carey's butchers, on Walker Street, has changed hands at a satisfactory figure, the purchasers being Messrs. J.C. McIntosh, Senr, and JC McIntosh, Jnr, of Lismore. It is understood that the present wooden structure will be replaced by brick building."</i>	Circa 1934



Building Elements	Observations	Recommendations
Roof	Metal roof behind parapet.	Maintain.
Gutter	Not visible.	Ensure all drainage is dispersing from base of walls.
Walls	Single storey rendered brick façade spanning four shopfronts. The facades are decorated with corbelled horizontal banding aside two plumes to the centre of each pair. Two multi paned timber windows of horizontal proportions are located above the awning level of each shopfront.	Repainting of the four façades in a consistent period heritage colour scheme is recommended together with the highlighting of architectural mouldings in subtle contrast colours.
Shopfronts and Windows	93, 95, 97 Non original 99 Highly intact original shopfront with slender framing, and a tiled stall riser, pillars and decorative tiling but non-original door. Compared to the 2005 photograph this has been painted over.	Note- Consent is required for alterations to the fabric finish and appearance of Heritage items and all buildings in the Conservation Area.
		<p>Removal of the paint from shopfront 99 tiling by careful non-abrasive methods is recommended. A minor works application can be used for this proposal.</p> <p>New tenancy February 2020.</p>


		
<p>Awning</p>	<p>Suspended awning with fibre cement lining.. Most original fascia signage exists at 99 . Other signage extends over the original depth of the original signage fascia. Particularly at 97.</p>	<p>Signage should be contained within the original signage fascia depth. Complementary signage can be designed whilst allowing for individual business identities.</p>

Recommendations

- This is a significant historic building with a distinctive parapet and one early shopfront which should be carefully conserved.
- Repainting of the four façades in a consistent period heritage colour scheme is recommended together with highlighting of architectural mouldings in subtle contrast colours.
- Removal of the paint from shopfront 99 tiling by careful non-abrasive methods is recommended.
- Signage should be contained within the original signage fascia border. Complementary signage for the façade can be designed whilst allowing for individual business identities. Utilise a sympathetic fascia background colour as part of the overall heritage colour scheme and only utilise the corporate colours for signage lettering.
- Heritage grants are available to assist with conservation work through the annual heritage fund.

Name Address	Commonwealth Hotel 101 -105 Walker Street	
Heritage Item	No -	
Heritage Conservation Area	Yes	
Contributory Item	Yes	
Notes	<p>The Commonwealth Hotel is historically significant, having been first established on this site in 1901, the year of Federation and has had ongoing use as a hotel on this site for over 115 years. The current building constructed in 1957 is historically significant as it demonstrates confidence in the development of the Casino business district during the post war era.</p> <p>It is distinct in its appearance, signalling a new era of 'post war international' design style and construction and remains an important anchor building on the corner of Canterbury and Walkers Streets. It remains fairly intact in its original form and external finish. It demonstrates a less ornamented style than previous historical styles, with its detailing expressed through the decorative brickwork. It has a rhythm of vertically proportioned upper level glazing. The original narrow reinforced concrete awning together with the raised individual lettering of the hotel signage, is very stylistic of the era.</p>	
Architectural Style	Post War International	1957



Building Elements	Observations	Recommendations
Roof	Metal roof behind parapet.	Maintain.
Gutter	Not visible.	Ensure all drainage is dispersing from base of walls.
Walls	<p>Brick with contrast decorative curved brick entry doors custom brick bullnose and single bullnose stops.</p> 	Carefully maintain brickwork.
Doors and Windows	Retains some original timber double entry doors with chrome push bars. It has a rhythm of vertically proportioned upper level glazing. Lower glazing has been altered previously with aluminium frames.	
Awning and Signage	<p>The original narrow reinforced concrete awning is stylistic of the era. Some water penetration was observed in the gaps between the concrete panels and has stained brickwork.</p> <p>The original raised lettering hotel signage is a key feature of the building and contributes to the historical and aesthetic significance of the Conservation Area.</p>	Carefully retain to original details. Address leaks to concrete awning.

Recommendations

- This is a significant post war building which should be carefully conserved. The brickwork, narrow concrete awning and raised lettering signage are important elements which contribute to the CBD.
- A Development Application has been approved by Council for upgrades and alterations. Heritage input was provided which resulted in an approved design which incorporated conservation of the significant elements of the building.
- Maintain original fabric and details as closely as possible.
- Heritage grants are available to assist with conservation work through the annual heritage fund.

Name Address	Community Centre 35 Walker Street	
Heritage Item	No	
Heritage Conservation Area	No	
Contributory Item	Not as a historic item but forms part of the gateway to the historic precinct and lies in proximity to heritage listed items.	
Notes	A playful interpretation of art deco elements in a modern purpose built centre. Located in the civic precinct area. Community centre use.	
Architectural Style	Modern- influenced with art deco themes.	1990s



Building Elements	Observations	Recommendations
Roof	Metal roofing behind parapet.	
Gutter	Not visible	
Walls	<p>Rendered masonry with decorative motifs. Glass brick curved wall stairwell feature. Main wall colour is light neutral. Decorative features picked out in several primary colours.</p>	<p>Maintain light neutral body colour. Consider alternative contrast colours which are complementary to nearby heritage listed items and CBD Conservation Area context.</p>
Windows and Doors	Aluminium framed.	
Awning/verandah	Curved awning with a deep fascia and round columns which are not a feature common in the Casino CBD.	
<p>Recommendations</p> <ul style="list-style-type: none"> • Maintain a light neutral body colour. • Consider non-primary colours for the contrast trims sympathetic to the nearby heritage listed items and the CBD Conservation area colour palettes, and in accordance with Councils DCP policies. 		

Name Address	Commercial Building 39 Walker Street	
Heritage Item	No	
Heritage Conservation Area	No	
Contributory Item	No	
Notes	One of a pair of modern infill commercial buildings with a waterfall parapet design facing each other, located in the civic precinct area with close proximity to heritage listed items.	
Architectural Style	Modern- Art Deco/P and O Liner influenced modern infill	1990s



Building Elements	Observations	Recommendations
Roof	Metal roofing behind parapet.	Maintain
Gutter	Not visible	Maintain
Walls	Painted face brickwork Curved façade Main wall colour is light neutral. Little ornamentation	Maintain light neutral body colour and trims complementary to nearby heritage listed items and CBD Conservation area colour palettes.
Windows and Doors	Not in place	
Awning/ verandah	Not in place	
Recommendations <ul style="list-style-type: none"> • Maintain a light neutral body colour and trims complementary to nearby heritage listed items and CBD Conservation area colour palettes in accordance with Councils DCP policies. • Utilise sympathetic discreet signage. Do not place any adverts above awning level. 		


Name Address	Parkview Funeral Home 41 Walker Street	
Heritage Item	No	
Heritage Conservation Area	No	
Contributory Item	No	
Notes	One of a pair of modern infill commercial buildings with a waterfall parapet design facing each other, located in the civic precinct area in proximity to heritage listed items.	
Architectural Style	Modern- art deco/P and O Liner influenced infill	1990s



Building Elements	Observations	Recommendations
Roof	Metal roofing behind parapet.	Maintain
Gutter	Not visible	Maintain
Walls	Painted face brickwork Curved façade with curved awning. Main wall colour is light neutral. Little ornamentation	Maintain light neutral body colour and trims complementary to nearby heritage listed items and CBD Conservation area colour palettes.
Windows and Doors	Aluminium framed, vertically proportioned elements within wider openings which follow curve of wall.	
Awning/verandah	A curved awning is suspended from the façade, and follows the form of the building. It has a deep fascia, with white background and discreet signage. The depth of fascia is quite heavy.	Consider reduction of the depth of sign fascia to streamline this detail and enhance the façade.
<p>Recommendations</p> <ul style="list-style-type: none"> • Maintain a light neutral body colour and trims complementary to nearby heritage listed items and CBD Conservation area colour palettes in accordance with Councils DCP policies. • Utilise sympathetic discreet signage. Do not place any adverts above awning level. • Consider a reduction of the depth of the sign fascia to streamline this detail and enhance the façade. 		


Name Address	Offices –Richmond Arcade 107 Walker Street Cnr of Walker and Canterbury Streets	
Heritage Item	No	
Heritage Conservation Area	No	
Notes	Located on a prominent corner site in the CBD and anchors this corner of the streetscape on the entry to the historic precinct and is part of the setting and entry to the historic CBD.	
Contributory Item	No	
Architectural Style	Post War	Circa 1970s



Building Elements	Observations	Recommendations
Roof	Concealed behind parapet.	
Gutter	Not visible	Ensure all stormwater and drainage is working and water is dispersed away from edges of building.
Walls	Two storey commercial building of face brick construction.	Maintain unpainted or paint in a sympathetic light neutral colour.
Shopfront and Doors	Aluminium	
Awning	<p>A deep angled cantilevered metal awning extends over the footpath to match the angled fascia on the top of the building. These elements are out of character with the character and finer detailing of buildings in the Casino CBD precinct.</p> 	Consider the replacement of metal awnings, with a more slender horizontal profile and narrower fascias in a contemporary style to enhance this prominent corner on the edge of the historic precinct.
<p>Recommendations.</p> <ul style="list-style-type: none"> • Ensure building is well maintained and watertight. • Ensure all stormwater and drainage is working and water is dispersed away from edges of building. • Consider redesign of the metal awnings with a more slender horizontal profile and narrower fascias to enhance this prominent corner on the edge of the historic precinct. • Maintain brickwork unpainted or any painting of this surface should be in a light neutral colour sympathetic to the setting of the adjoining heritage conservation area precinct. • Consider a co-ordinated set of signage to provide unity to this building and enhance its streetscape presentation. 		


Name Address	Shop/Restaurant 115 Walker Street	
Heritage Item	No	
Heritage Conservation Area	No	
Contributory Item	Yes	
Notes	This two storey interwar building contributes to the streetscape and the entry to the historic part of the CBD and is similar to buildings of the interwar era within the Heritage Conservation Area.	
Architectural Style	Interwar	1930-40



Building Elements	Observations	Recommendations
Roof	Concealed behind parapet.	Maintain
Gutter	Not visible	Maintain and ensure all drainage is dispersing from base of building.
Walls	Face brick, unpainted. Two storey building with a simple parapet including decorative recessed banding in darker contrast brick colour and four vertical piers, two of which extend above the top of the parapet. A balcony exists at the first floor level which is screened by louvered blinds, which detract somewhat from the largely intact original façade.	Carefully conserve the brickwork façade and original details. Do not paint over the brickwork. Consider replacement of external blinds with internal blinds.
Shopfront and Doors	Aluminium with applied signage. 	
Awning	Suspended awning with metal supports. Metal clad lining.	
Signage	The signage applied on the fascia may extend deeper than the original fascia. Above awning sign.	Replace the above awning sign with an under awning hanging sign.
<p>Recommendation.</p> <ul style="list-style-type: none"> • Carefully conserve the brickwork façade and original details. Do not paint over the brickwork. • Consider replacement of the external blinds with internal blinds. • Consider removal of above awning sign and replace with under awning hanging sign. • Investigate whether the original fascia /border remains under the current signage and whether the signage can be placed within this border. 		

Name Address	Shop Pricebusters,-formerly Mitre 10 127 Walker Street	
Heritage Item	No	
Heritage Conservation Area	No	
Notes	Although located outside of the boundary of the Heritage Conservation Area this building forms part of the gateway into the historic CBD and adjoins a contributory period interwar building.	
Contributory Item	No	
Architectural Style	The two storey building adjoining 115 Walker Street with the gabled roof to the rear of the parapet may be 1950s. Further research is required. Later modern infill to the north.	



Building Elements	Observations	Recommendations
Roof	Concealed behind parapet. Gabled roof to building at rear.	
Gutter	Not visible	
Walls	<p>Comprises two buildings, one a brick building adjoining the restaurant at 115 Walker Street with a high brick parapet and cantilevered awning. This part of the building appears to be older and has a narrow traditional style awning fascia.</p> <p>Adjoining this to the north is a raised portico entry and the rest of the building extends to a lower section with a deep metal cladding to the parapet. The whole façade and side elevation is painted in bold yellow with primary colours for signage.</p>	<p>Repaint the building in a neutral background colour to harmonise with the character and setting of the nearby historic CBD precinct. Minimise corporate colours to distinct adverts.</p>
Shopfront and Doors	<p>Closed off to the streetscape other than entry doors. There is little window display and the building presents a dead frontage to the streetscape.</p> 	<p>Installation of regular spaced window openings would enhance this façade and activate the frontage.</p>
Awning	Suspended awning with metal supports.	Maintain
<p>Recommendation.</p> <ul style="list-style-type: none"> • Repaint the building in a neutral background colour to harmonise with the character and setting of the nearby historic CBD precinct. • Minimise corporate colours to distinct adverts. • Addition of full height window openings along the frontage for shop displays would enhance this façade and create a more interesting active frontage to the CBD. 		

Name Address	• Vacant Site 139 Walker Street	
Heritage Item	Yes. Note site is still mapped on LEP as heritage item	
Notes	Vacant site with scope for redevelopment in a sympathetic form to enhance CBD	



Former building demolished 2013/14.

Recommendation.



- Any future development of this site should be sympathetic to the setting of the nearby heritage precinct in terms of scale, bulk, materials and character in accordance with Richmond Valley LEP 2012 and DCP 2017.




WALKER STREET (WESTERN SIDE)

Properties within the Casino CBD Heritage Conservation Area	
Commercial Hotel	70-74 Walker Street
School of Arts	108-112 Walker Street
Former Casino Municipal Council Office Complex, Civic Arcade and Shops	94-102 Walker Street
Shop-Rightfoot	104 Walker Street
ANZ Bank	108 Walker Street
Buyinbin Aboriginal Corporation	110 Walker Street
Shops TCL Toys Change Lives and Mun tien Restaurant	112-114 Walker Street
Shops Subway /Lorraine's Laundry	116-118 Walker Street
Shop-Karam's Fruit Mart	120 Walker Street
Shop- Tobacco Shop and Network Video	122 Walker Street
Royal Hotel Motel	130 Walker Street
Employment Agency Former London Bank	132 Walker Street
Gateway Properties on the fringe of the Heritage Conservation Area	
Shops	136 Walker Street
Bridgestone Tyres	140 Walker Street
Shop TBS Pet Supplies	148 Walker Street
Shop	150 Walker Street
Service NSW	158 Walker Street
Saddlery and Auto Elec	160 Walker Street
Case	166-172 Walker Street
Apracs	178 Walker Street
Picture Framing Shop	180 Walker Street

Name Address	Commercial Hotel 70-74 Walker Street	
Heritage Item	Yes	SHI 2850278
Contributory Item	Yes	
Statement of Significance	The Commercial Hotel, is reputedly the second oldest business house in Casino and is historically significant for its association with the growth and development of the town. Located on the corner of Walker and Barker Streets this building has landmark qualities and the site has archaeological potential. While substantially modified it could be refurbished to its pre 1900 style, however the 1937 Spanish Mission façade remodel is also significant as it reflects a major period of growth in the town.	
Architectural Style	Dates 1869, 1890, 1937. Earlier Victorian building phases modified by Interwar Spanish Mission/Mediterranean styled façade alterations.	



Building Elements	Observations	Recommendations
Roof	Hipped and gabled Galvanised iron/steel.	Replace as required to original details.
Gutter	<p>Low front quad, non-perforated.</p> 	<p>Gutter is rusted out on southern elevation and causing water to pour on foundations. Guttering needs to be checked over whole building. Replace as required to original details of low front quad profile. Replace downpipes in round metal.</p>
Walls	<p>Rough cast render to street facades in Spanish Mission style. Parapet capped with curved multi coloured terracotta tiles. Original unpainted face brick to rear and side walls and courtyard in original condition. Rear elevations retain the Victorian earlier architectural style.</p> 	<p>Maintain an authentic heritage colour scheme for any future repainting.</p> <p>Ensure that all original face brick remains</p>

		<p>unpainted. Maintain chimney.</p>
<p>Windows</p>	<p>Original shopfronts and windows, including leadlight transom windows to shop fronts at southern and western ends of building. Etched lettering on Dining Room glass and entry transom window.</p>  <p>Double hung sash windows with double margin glazing bars and coloured glass side panels to original windows.</p> 	<p>Carefully conserve all original doors and windows to original details.</p> <p>Repairs and painting are urgently required to timber sash windows to protect original timber joinery.</p>

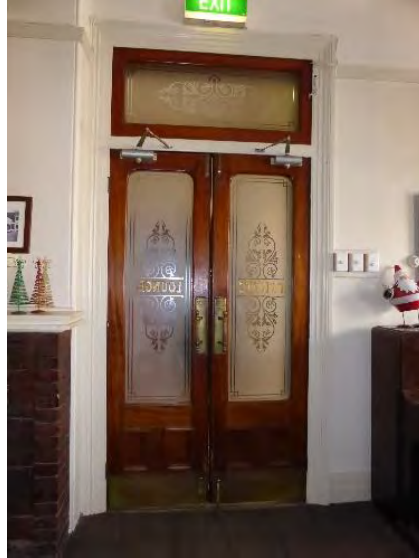
Doors

Original doors include panelled vertical jointed timber doors with transom lights to rear courtyard rooms.



Carefully conserve to original details.

Original interior doors include decorative etched glass.



Awning

Post supported verandah with tapered Tuscan columns. The tapered columns encase the original metal capitals. Pressed metal lining featuring art deco motif.



Carefully conserve existing fabric.



<p>Posts</p>		<p>The tapered columns encase the original metal capitals circa 1900.</p>
<p>Interior</p>	<p>The interior retains a high degree of original fabric including staircase, several fireplaces, doors, joinery, picture rails and skirtings. Transom glass over doorways tessellated tiled floor entry.</p>   	<p>Carefully conserve existing fabric.</p>

Summary of Recommendations

- The top priority is to ensure the building is water tight and that stormwater is being dispersed away from the edge of the building.
- Replace rusted guttering with matching low front or ogee non perforated profile gutter.
- Check downpipes and ensure all stormwater is discharged away from the edges of building to ensure no pooling on foundations.
- Carefully conserve and retain all original external fabric.
- Timber window joinery and repainting are showing clear signs of deterioration.
- The current signage is discreet.
- Any future signage should complement the scale and proportion of this building.
- Any repainting must be in an authentic heritage colour scheme.
- Scaffolding is required for high level access so combining a schedule of repair and maintenance work at the same time would be beneficial.
- This is a substantial building with a high degree of original fabric and the preparation of a Conservation Management Plan and a Maintenance Plan with regular maintenance schedules would be of benefit to guide the future conservation of this building.
- A heritage grant can be sought for preparation of these plans as well as maintenance and conservation works

Name Address	Former Casino Municipal Council Office Complex 94-102 Walker St	
Heritage Item	Yes.	SHI 2850013
Statement of Significance	The Casino Civic Centre is an extremely good example of inter-war building in the Art Deco style. Both internal and external decoration embody the characteristics of this style and the complex forms an integral part of a strong stylistic theme that extends throughout the Casino CBD. In addition the buildings are historically significant for their association with local government in Casino and they have social significance to the community and those who have worked here. The listing comprises the 2 former civic buildings, one to the street frontage and one built behind, forming a courtyard between and includes the arcade, shops, courtyard and interior fittings.	
Contributory Item	Yes	
Architectural Style	Interwar Art deco style	1936-7



Building Elements	Observations	Recommendations
Roof	Metal hipped and gabled roof behind parapet	Repair or replace to original details.
Gutter	Not visible.	Ensure stormwater is well maintained and water is dispersing away from the base of the building.
Walls	<p>Red brick with stepped parapet and ornate mouldings. The façades are divided into bays with vertical precast concrete block ribs. The centre bay to Walker Street contains a small cantilevered balcony with wrought iron balustrade on the street frontage. There is cracking in the stepped mouldings to the entry doorway to the rear building.</p> 	<p>Carefully maintain all original fabric.</p> <p>Do not paint the brickwork or cement mouldings.</p> <p>Address repair and reason for cracking.</p>
Windows	<p>Double hung timber windows with double margin glazing bars. Screened on lower floor</p> 	<p>Carefully conserve windows to original details.</p> <p>Repair rather than replace.</p>

Shop fronts and Doors

Chromium plated steel was used in the shopfronts A tiled grand doorway is located on the concourse to the rear courtyard
Some shopfronts to the streetscape have been modified to newer details.

Carefully conserve all original fabric.



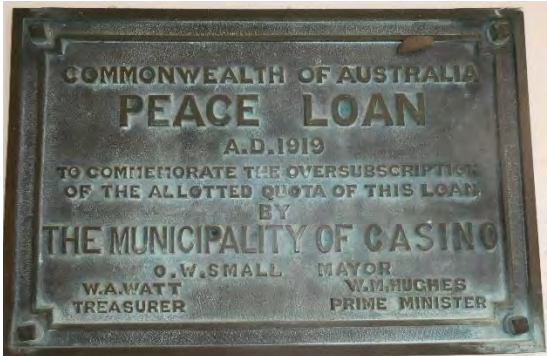


Flooring

The original terrazzo floor in contrasting bands with inlaid metal decoration forms a grand concourse to the rear building. It shows some small cracks but is still original.

Repair cracking by specialist trades. Details of method and materials to be confirmed prior.



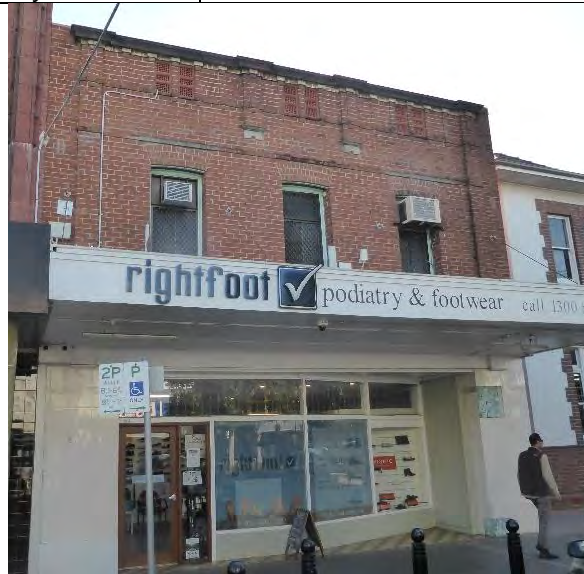
<p>Awning</p>	<p>The suspended footpath awning clad in metal sheeting is circa 1980s. Fascias on each side of the central arched portion are not symmetrical which detracts from the original façade. The Meridian fascia is now deeper and heavier in proportion compared to the southern end.</p> 	<p>Consideration should be given to redesign of the awning and fascia to complement this fine building.</p>
<p>Interior</p>	<p>The interior of these buildings are as significant at the exterior. Internal doors are particularly beautiful and are an excellent example of their type. Internal lighting was typically Art Deco in style and decorative mouldings on the ceilings used lined motifs. Timber panelling, with chrome trim, was used in the stairwell and in the Council Chambers. In the chambers the timberwork was stepped to provide a backdrop to the mayoral seat.</p>  	<p>Carefully conserve all original fabric, including wall panelling, light fittings, chrome trims, door hardware, cornicing, ceiling decoration etc.</p>






Recommendations

- The preparation of a Conservation Management Plan is strongly recommended to guide the future conservation of this building which contains a very high degree of original fabric and interior detailing. This should include a detailed schedule and assessment of all elements including all original interior elements.
- A building complex of this size would benefit from preparation of a Conservation Management Plan and Maintenance Plan which will provide schedules to ensure that ongoing maintenance occurs on a regular basis and can be budgeted for accordingly.
- A heritage grant can be sought for preparation of these plans as well as maintenance and conservation works.
- Carefully conserve and retain all original external and internal fabric.
- Regularly address water management and stormwater management
- Address cracks to and terrazzo and mouldings to entry by specialist trades.

Name Address	Shop (Rightfoot) 104 Walker St	
Heritage Item	Yes	SHI 2850361
Statement of Significance	This building is historically significant demonstrating the growth of Casino at the turn of the century. It may be associated with J.B. McDougall Mayor of Casino and auctioneer. Early photographs reveal a substantial two storey building with a verandah. Restoration would greatly enhance this building and further historical research is warranted. The site is likely to have archaeologically potential.	
Contributory Item	Yes	
Architectural Style	Federation (modified by removal of two storey verandah).	1910







Building Elements	Observations	Recommendations
Roof	Metal roof behind parapet.	Repair or replace as required to original details.
Gutter	Not visible.	Ensure all gutters are in good condition and water is dispersing away from edges of building.
Walls	<p>Red brick building with straight edged parapet and six small decorative brick panels over the three windows.</p> <p>The building originally had a two storey verandah and a decorative top to the parapet as seen in early photograph. The building was stripped of this decorative detail in a modernisation phase. Air conditioning units and metal screens detract from the front façade. Reconstruction is encouraged.</p>	Maintain original fabric. Brickwork must remain unpainted.
Windows	<p>Window openings are original but are obscured with aluminium security screens, due to the removal of the verandah and replacement with an awning.</p> 	Relocation of the air conditioning units and removal of security screens would enhance the façade.
Shopfront and Doors	<p>The shopfront has a mid-20th century timber framed splayed design with louvre windows to the transom. It has a tiled stall riser and walls. Missing areas of tiles reveal a painted masonry base with a number of earlier paint layers.</p> 	Maintain or reinstate to original details. As guided by early photos. Consider removal of modern ceramic tiling from walls and replace with painted masonry or a smaller tile.

			
Awning	Cantilevered awning which replaced a two storey verandah.		Non-original. The reinstatement of the two storey verandah would add much to this building.
Interior	Not inspected.		
<p>Recommendations</p> <ul style="list-style-type: none"> • Carefully conserve and retain all original fabric. • Current signage is discreet. • Consider removal of the modern ceramic tiling to walls and reinstatement to painted masonry based on original colours. • Relocation of the air conditioning units and removal of security screens would enhance the façade. • Consider the reinstatement of two storey verandah. • Maintain sympathetic colour scheme to Heritage Item and Conservation Area setting. 			

Name Address	ANZ Bank 108 Walker Street	
Heritage Item	Yes	SHI 285007
Statement of Significance	This bank building is historically significant for its association with the commercial development of Casino. It makes a substantial architectural contribution to Walker Street with the associated barn/stables (at the rear) indicating a long history of use for this site. The property is likely to have archaeological significance.	
Contributory Item	Yes	
Architectural Style	Federation	1911



Building Elements	Observations	Recommendations
Roof	<p>Hipped Marseilles terracotta tiled roof Three prominent chimneys of tapered style</p> 	<p>Retain tiles as long as possible, repair or replace as required to original details and materials.</p>
Gutter	<p>Low front quad, non perforated.</p>	<p>Replace as necessary to original details.</p>
Walls	<p>Roughcast white render to exterior with contrasting exposed red brick detailing to windows and doors surrounds and light mortar joints. Grand brick arched entry to main doors.</p> 	<p>Maintain all original fabric. Make paint scrapes to check original colour for any future repainting scheme.</p>

Windows	<p>Double hung timber framed with small lead light multi panes to upper windows and plain glass to lower panes. The windows are a significant aesthetic element of the building. A bay window faces the laneway with a tiled awning over.</p> 	Carefully conserve original timber and leadlight windows to original details.
Doors	Timber, recessed accessed from central semi arched entry with an ornamental keystone in the centre."	Maintain to original details.
Awning/ verandah	<p>Balcony central to upper floor. Some evidence of water ingress/damage to fascia</p> 	Balcony should and fascia should be checked and repaired. Maintain to original details.
Interior	<p>The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring and fireplaces should be retained and conserved. Early notes state that the interior included the main counter which was made of cedar. The dining room had Rosewood wood work and the ceilings in the drawing room were also panelled in squares of rosewood.</p>	Carefully conserve all original fabric.

Stables

The early stable building is an important historical component of the site, but is not maintained in the same manner as the bank building. The downpipes are broken with water dispersing to base of the building. The building needs urgent maintenance. The colorbond fence detracts from the setting of this significant building.





Maintenance of the stables should be given urgent attention. Repairs should be like for like to original details. Urgently address stormwater and make watertight as first priority. Consider the replacement of fence.

Recommendations

- This is a substantial commercial building with a high degree of original fabric and early stables to the rear. The preparation of a Conservation Management Plan and a Maintenance Plan with regular maintenance schedules would be of benefit to guide the future conservation of this building. A heritage grant can be sought for preparation of these plans as well as maintenance and conservation works.
- The historic stables building is an important component of the heritage listed item and needs urgent attention to drainage and repairs.
- Carefully conserve and retain all original external and internal fabric.
- Heritage grants are available to assist with this work through the annual heritage fund.
- Consider replacement of sheet metal fence with a style more appropriate to the era of building.

Name Address	School of Arts 108-112 Walker Street (corner of Barker and Walker Streets)	
Heritage Item	Yes	SHI 2850011
Statement of Significance	The School of Arts has historical, social and architectural significance. It has had a long history in Casino having been established in the 1870s and reflects the desire for the community to improve itself at a time before libraries were common. In the 1930s it billed itself as NSW's Leading Country Library. It is socially significant to the community both for its educative role and as the location for social functions. It is rare to find a School of Arts library still operational. The Art Deco style building is a key landmark building and occupies one of the key sites in Casino facing both Walker and Barker streets.	
Contributory Item	Yes	
Architectural Style	Interwar Art deco styled facades	1934



Building Elements	Observations	Recommendations
Main Roof	Hipped Marseilles terracotta tiled roof	Conserve as long as possible. If replacement is deemed necessary it should be replaced to match original materials and details.
Gutter	Non-original square perforated gutters to awning fascia.	Use a traditional low front quad gutter for any future replacement.
Walls	<p>Smooth rendered facade with stepped parapet and banded mouldings. The main façade facing Barker Street is symmetrical with four slightly projecting wall elements. Additional decoration is added by painted recessed panels in the render. Repainted in 2017.</p> 	Maintain all original fabric. Maintain authentic heritage colour scheme with any future repainting.
Windows	<p>Steel framed multi-paned windows subdivided into 3 vertical divisions of 6 panes with upper transoms of 4 panes within the opening, evenly spaced on façade. The steel framed windows are a significant element of building.</p> 	<p>Carefully conserve original the steel windows to original details. Repair rather than replace. If replacement is warranted it should be like for like to original details.</p>

Shop fronts and Doors

The original shopfronts to the ground floor have been replaced with aluminium frames and tiled surrounds. There are scalloped fascia panels for business signage.



Maintain.

The reinstatement of shop fronts to original details as guided by early photos and evidence could be pursued as a long term conservation goal if substantial funding was available.

Awning

The awning was installed circa 1970s and has a modern tiled roof with metal trusses and posts to pavement. The original awning was suspended as per early photo.



Reinstatement to original details could be pursued if major funding was available.

Interior

Staircase to first floor housing the School of Arts library and Casino & District Family History Society.

Carefully conserve all original interior fabric.





Recommendations

- This is a very well maintained heritage building on a prominent corner of the town centre.
- Continue to carefully conserve and retain all original external and internal fabric.
- Current signage is discreet allowing business to display individual brands and identity within a unified context without compromising the integrity of the overall building.
- This is a substantial building with a high degree of original fabric. The preparation of a Conservation Management Plan and a Maintenance Plan with regular maintenance schedules would be of benefit to guide the future ongoing conservation of this building.
- A heritage grant can be sought for preparation of these plans as well as maintenance and conservation works.

Name	Buyinbin Aboriginal Corporation (former National Bank of Australia)	
Address	110 Walker St	
Heritage Item	Potential item -SHI inventory	SHI 2850281
Statement of Significance	This building makes a contribution to Walker Street with its unpainted symmetrical brick façade and original detailing. It is historically significant for its association with the National Bank of Australia and in more recent times Casino's Aboriginal community. The building is owned by the Buyinbin Aboriginal Corporation and has been home to the Boolangle Aboriginal Land Council and Jumbung Elders. It was also the site of the Goori Art Gallery. It is likely to hold social significance to the Aboriginal people of Casino, particularly those associated with these organisations, but this will need to be confirmed by the Aboriginal community.	
Contributory Item	Yes	
Architectural Style	Inter war free classical	1937-38







Building Elements	Description	Recommendations
Roof	Metal roof behind parapet.	Repair or replace as required to original details.
Gutter	Low front quad unperforated visible on rear section.	Ensure all gutters are in good condition and water is dispersing away from edges of building.
Walls	<p>Red brick building with stepped parapet in free classical style. The brickwork is likely to be from Coombell brickworks and is of high quality featuring four tied piers which add vertical emphasis, recessed brick panels and raised soldier courses surrounding the lower openings.</p> 	<p>Maintain original fabric. Brickwork must remain unpainted.</p>
Windows	<p>Steel framed window with diagonal lead light panels are highly intact to original details but require repainting.</p> 	<p>Windows require repainting to protect steel from corrosion.</p>

<p>Doors</p>	<p>Double timber panelled doors with raised mouldings enclosed the front entry. The recessed entry door is grand and demonstrates its earlier life as a major bank. The inner door retains plain joinery with opaque glazing, a transom window above with margin glazing, chrome push bars and brick tiled step.</p> 	<p>Maintain to original details. Repaint exterior doors in same colours which are sympathetic to the brickwork. Maintain a traditional varnish to internal timber work.</p>
<p>Interior</p>	<p>Not inspected.</p>	
<p>Recommendations</p> <ul style="list-style-type: none"> • Check all roofing and guttering and ensure building is watertight and drainage is dispersing away from building. • Carefully conserve and retain all original fabric. • Ensure brickwork is not painted. • Repaint steel framed windows and timber exterior doors maintaining the same sympathetic colour scheme. • Revarnish timber joinery to maintain it using a traditional varnish not epoxy hard plastic type varnish. • Current signage is discreet. • A Conservation Management plan and Maintenance Plan would be of benefit to assist with the future conservation of this building and help with planning regular scheduled maintenance. Heritage Grants can be sought to assist with these plans. 		

Name	Shops TCL Toys Change Lives and Mun tien Restaurant	
Address	112-114 Walker St	
Heritage Item	Yes	SHI 2850286
Statement of Significance	This building is largely original above the awning and retains a fine bracketed awning. It contributes to the Walker Streetscape. It is historically significant for its association with the commercial development of Casino.	
Contributory Item	Yes	
Architectural Style	Interwar classical	Prior to 1933



Building Elements	Description	Recommendations
Roof	Metal roof behind parapet.	Repair or replace as required to original details.
Gutter	<p>Perforated square box gutter on awning is non original and non-contributory to the historic significance of building.</p> 	<p>Replace with a low front quad or ogee profile. Ensure all gutters are in good condition and water is dispersing away from edges of building.</p>
Walls	<p>Upper walls are rendered masonry painted white. Historic photos showed this with dark panels between the pediments.</p>  <p>The lower part of the wall has been substantially modified and does not contain any original shopfront details. The mosaic tiles are non original and could be replaced or removed and replaced with a plain rendered masonry and painted.</p>  	<p>Maintain all original fabric.</p> <p>There is potential to repaint this façade in a heritage colour scheme to bring out the detail of the façade.</p> <p>The advertisement panels above the awning should be removed or substantially reduced as they detract from the architectural detail of the façade.</p> <p>A modest fascia could be added to the awning as a replacement for the above awning signage..</p> <p>A plain render and painted finish to the lower walls help to unify the building.</p> <p>The recently painted red wall is out of keeping with the heritage significance of this building and has not been endorsed as work within the Heritage Conservation Area.</p>


Awning	<p>The awning is original and still retains the curved pressed metal lining which is highly contributory.</p>  <p>Façade prior to being painted red.</p>	<p>The awning should be carefully conserved. Ensure that all roof water is dispersed correctly. Repaint in a traditional heritage colour scheme.</p>
Windows	<p>No original windows are visible on the upper part of the parapet.</p>	<p>.</p>
Interior	<p>Not inspected.</p>	


Other Comments

- Check all roofing and guttering and ensure building is watertight and drainage is dispersing away from building.
- Carefully conserve and retain all original fabric including the façade and original awning.
- Repaint the masonry façade in a heritage colour scheme and highlight the architectural details.
- Consider the removal of tiles, render the lower walls and repaint to match the upper façade shopfront in a heritage colour scheme to unify the building facade.
- Replace the above awning signage on a fascia panel of 300mm depth.
- Heritage grants are available to assist with this work.

Name Address	Shops –Subway /Lorraine’s Laundry 116-118 Walker St	
Heritage Item	Yes	SHI 2850285
Statement of Significance	With its large, stepped parapet and semi-circular pediment this building makes a significant contribution to Walker Street. The building is historically significant for its association with the commercial development of Casino during the 1920s.	
Contributory Item	Yes	
Architectural Style	Interwar	1920




Building Elements	Observations	Recommendations
Roof	Metal roof behind parapet.	Repair or replace as required to original details.
Gutter	Not visible.	Ensure all gutters are in good condition and water is dispersing away from edges of building.
Walls	Upper parapet of face brickwork with arched design to centre. 4 pilasters subdivide the façade. A recessed panel sits to the centre and a raised horizontal band provides decoration.	Maintain to original details. Do not paint original brickwork.
Shopfronts		<p>Non original. Aluminium frame to Subway shop.</p> <p>1960s design with splayed frontage to Laundromat.</p>

<p>Awning</p>	<p>The awning is original and still retains the fibre cement lining with exposed batten trim.</p> 	<p>It should be carefully conserved and ensure that all roof water is dispersed correctly.</p> <p>A unified colour to the fascia and underside would improve streetcape appearance. Repaint in a traditional heritage colour scheme.</p>
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<p>Recommendations</p> <ul style="list-style-type: none"> • Check all roofing and guttering and ensure building is watertight and drainage is dispersing away from building. • Carefully conserve and retain all original fabric. • Retain upper façade original brickwork unpainted • Consider repainting of the awning and underside in a unified colour scheme.



Name Address	Shop Karem's Fruit Mart 120 Walker St	
Heritage Item	No	
Statement of Significance	A much modified version of a historic two storey building on this site, modernised with steel sheeted cladding and removal of the original two storey ornate verandahs.	
Contributory Item	Not at present, but the roots of the building are historic and it could be aesthetically improved.	
Architectural Style	Victorian-Federation originally but modified possibly in 1960-70s.	Pre 1912



Building Elements	Observations	Recommendations
Roof	Metal roof behind parapet.	Repair or replace as required to original details.
Gutter	Not visible.	Ensure all gutters are in good condition and water is dispersing away from edges of building.
Walls	The building comprises a two storey timber framed building with a high straight edged parapet. The façade is now clad in ribbed metal sheeting.	Consider removal of sheet metal cladding and replacement in timber weatherboard or similar cladding.
Shopfront	<p>The shopfront is well maintained and includes a recessed central entry and traces of the early anodised shop window frames. Side entry pillars are now aluminium frames. The pillars are finished in a pebbled glazed tile.</p> 	
Windows	Aluminium framed.	
Awning	The awning has a deep fascia and the underside is finished in fibre cement panels with expressed batten trim.	The awning should be carefully conserved and ensure that all roof water is dispersed correctly. Repaint in a traditional heritage colour scheme.
<p>Recommendations</p> <ul style="list-style-type: none"> • Check all roofing and guttering and ensure building is watertight and drainage is dispersing away from building. • Consider the removal of sheet metal cladding and restoration to a more sympathetic façade treatment such as timber cladding or a rendered finish and replacement of the upper windows to vertical proportions. • A full restoration to original details is a long term option. • This would be eligible for heritage grant assistance. 		

Name Address	Shops – TSG Tobacco Station/Network Video 122 Walker Street	
Heritage Item	No	
Statement of Significance	A single storey brick building with a simple stepped parapet and central projecting brick panel. The building is typical of the commercial development of the inter war years.	
Contributory Item	Parapet and original awning under fascia is contributory	
Architectural Style	Inter war-art deco inspired.	1930s-40s



Building Elements	Description	Recommendations
Roof	Metal roof behind parapet.	Repair or replace as required to original details.
Gutter	Not visible.	Ensure all gutters are in good condition and water is dispersing away from edges of building.
Walls	The parapet is painted brickwork with a banded detail of soldier brick as a decorative feature. The building is painted in a dark grey and bright red trims. The side elevation still remains unpainted.	A sympathetic colour scheme from the heritage palette would enhance this building.
Shopfront	<p>Timber shopfront windows with vertical louvres to transom. Stall riser at base. Unlikely to be the original to the building, possibly a 1950s-60s era alteration.</p> 	Maintain timber shopfront framing.
Awning	<p>Suspended metal clad awning with a narrower fascia depth on the ends. The fascia signage to the street frontage is excessive in depth, being more than double the size of the original fascia, and detracts from the proportions of the building façade.</p> 	The signage fascia size should be reduced to the depth of the original return fascia section to create a more aesthetically balanced elevation and façade in keeping with the original building.




Recommendations

- Check all roofing and guttering and ensure building is watertight and drainage is dispersing away from building.
- Repaint façade and shopfront in a sympathetic heritage colour scheme
- Reduce signage fascia size to the original depth of the side fascia to create a more aesthetically balanced elevation and façade in keeping with the original building.

Name Address	The Royal Hotel-Motel 130 Walker Street	
Heritage Item	No	
Heritage Conservation Area	Yes	2850237
Contributory Item	Non-contributory	
Notes	A grand hotel was originally built on this site in 1887 with a prominent corner tower feature. In 1912 a new two storey building was built and further renovations were carried out in the 1920s. The building was demolished in 1967 and replaced by the current Hotel/Motel which demonstrates the architectural fashion of the 1960s era. The hotel closed in 2018 and was purchased by the Casino RSM.	
Architectural Style	Post War	1967



Building Elements	Observations
Roof	Shallow pitched metal roof. No parapet to street.
Gutter	Not visible.
Walls	Face brickwork unpainted.
Windows and Doors	<p data-bbox="379 432 1412 465">Timber framed windows and doors in recessed bays between projecting brick piers.</p>  <p>The photograph shows the entrance of a building. A prominent feature is a cantilevered metal awning over the entrance area. The building's facade consists of brickwork, with windows and doors set in recessed bays between projecting brick piers. The entrance is a glass door with a small sign above it. To the left, there is a utility pole with a sign that says 'HOTEL' and another sign that says 'GOLD'. A small blackboard sign is on the sidewalk in front of the entrance.</p>
Awning	Suspended cantilevered metal awning with a metal fascia signage.
<p data-bbox="204 1008 443 1041">Recommendations</p> <p data-bbox="204 1041 1474 1153">This site is suitable for redevelopment and holds considerable potential to enhance the historic CBD with a well designed contributory new infill development. Early discussions are encouraged in relation to a response to the heritage context of the site.</p>	

Name Address	Employment Agency -Former London Bank ESA Bank 132 Walker Street	
Heritage Item	Yes	SHI 285024
Statement of Significance	This Federation building is aesthetically pleasing with its red brick construction, truncated corner and decorative small verandahs with associated iron work. It makes a significant contribution to both Walker and Canterbury Streets. The building is historically linked to the commercial development of Casino from the early 1900s to the 1960s and is one of several bank buildings dating from the Federation period and listed on the LEP.	
Contributory Item	Yes	
Architectural Style	Federation	1907



ES&A Bank (originally London Bank), corner of Walker and Canterbury Sts.
Built in 1907. Photographed in 1918.

Building Elements	Observations	Recommendations
Roof	Uncoloured metal roof. Two original chimneys are prominent elements	Use galvanised steel in any roof replacement.
Gutter	Low front non-perforated quad.	Maintain and replace as necessary to original details.
Walls	Face red brick with stucco decorative parapet. The façade is divided vertically with brick piers which project above the parapet line. The piers are enhanced with vertical projecting brick courses. The parapet is a combination of straight edges and curves. A horizontal moulding divides the face brick below from a painted stucco band between the brick piers.	Maintain all original fabric. Do not paint face brickwork. Maintain an authentic heritage colour scheme for any future repainting of painted sections.
Windows	Double hung timber framed plain sashes. There is peeling paint on some areas.	Carefully conserve timber windows to original details. Repainting is required to conserve timber joinery. Repair rather than replace.
Doors	Double timber entry doors with curved fanlight above.	Maintain to original details.
Awning	Small awnings over recessed pairs of windows to each side supported on decorative timber brackets.	Maintain to original details.
Interior	Not inspected.	Carefully conserve all original fabric.

Recommendations

- This is a substantial commercial building on a prominent corner location, with a high degree of original fabric intact to original details.
- The preparation of a Conservation Management Plan and a Maintenance Plan with regular maintenance schedules would be of benefit to guide the future conservation of this building. A heritage grant can be sought for preparation of these plans as well as maintenance and conservation works.
- Ensure building is water tight and all drainage is dispersing away from edges of building.
- Regular maintenance is essential and repainting is required.
- Maintain authentic heritage colour scheme for painted surfaces.
- Do not paint the brickwork.
- Carefully conserve and retain all original external and internal fabric.
- Current signage is discreet.

Name Address	Shops 136 Walker Street	
Heritage Item	No	
Heritage Conservation Area	No	
Contributory Item	No	
Notes	Single storey plain brick building with low straight edged parapet, cantilevered awing and aluminium shopfronts. This is a post war infill building which lies outside the boundary of the Heritage Conservation Area but forms part of the visual setting of the adjoining heritage item and entry gateway into the historic precinct. Any future redevelopment needs to be sympathetic to the setting.	
Architectural Style	Post War Infill	c1970



Building Elements	Observations	Recommendations
Roof	Metal behind parapet	Maintain
Gutter	Not visible.	Maintain and replace as necessary.
Walls	Unpainted beige brick to low straight edged parapet. Painted sections below awning. The façade is divided into three shops with aluminium shopfronts. Tiling to vertical bands between shops.	Maintain
Windows	Anodised Aluminium	Maintain
Doors	Anodised Aluminium.	Maintain
Awning	A cantilevered awing extends uniformly across frontage	Maintain signage on fascia and not above awning. Use a single background colour for the fascia in a sympathetic colour to complement the adjoining heritage building, unify the façade, and place signs within this framework.
Interior	Not inspected.	
<p>Recommendations.</p> <ul style="list-style-type: none"> • Use a single background colour for the fascia in a sympathetic colour to complement the adjoining heritage building, unify the façade, and place signs within this framework. • Although this building lies outside the boundary of the Conservation Area it forms part of the visual setting of the adjoining heritage item and entry gateway into the historic precinct. Any future redevelopment needs to be sympathetic to the setting. 		

Name Address	Bridgestone Tyres 140 Walker Street	
Heritage Item	No.	
Heritage Conservation Area	No	
Contributory Item	No	
Notes	Single storey plain commercial building set well back from the street frontage with fascia advertising. Aluminium shopfronts. This is a post war infill utilitarian building but is forms part of the gateway to the heritage precinct.	
Architectural Style	Post War Infill	c1970.



Building Elements	Observations	Recommendations
Roof	Metal behind parapet	
Gutter	Not visible.	
Walls	Painted white with straight edged parapet and a deep fascia signage panel. Element of red signage is limited to part of fascia. The building is set well back from the street frontage behind a large concrete forecourt.	
Windows	Aluminium	
Doors	Aluminium.	
Awning	No awning	
<p>Recommendation. A landscaping plan with canopy trees and shrubs would enhance and add amenity to the site providing shade, and softening the large set back area.</p>		

Name Address	TBS Pet Supplies 148 Walker Street	
Heritage Item	No	
Heritage Conservation Area	No	
Contributory Item	No	
Notes	Two storey commercial building set on the street frontage which replaced or altered an earlier weatherboard building. It may have had a two storey verandah. Windows are likely to have replaced earlier vertical openings.	
Architectural Style	Post War alterations. Original building to be further investigated.	



Building Elements	Observations	Recommendations
Roof	Metal behind parapet	
Gutter	Not visible.	Maintain and replace as necessary.
Walls	Two storey with a high parapet clad with sheet metal which may conceal an original brick wall. Straight top parapet. Side walls are of face red brick.	Investigate what lies behind cladding and the potential for restoration. Add façade panel to parapet to create more interest. Repaint in sympathetic colour scheme.
Windows	Aluminium of horizontal proportions. Possibly altered from previous building.	Consider replacement with vertically proportioned windows. Include window hoods or an awning across façade.
Shopfront and Doors	Aluminium.	
Awning	Cantilevered awning	
<p>Recommendation.</p> <ul style="list-style-type: none"> • This two storey building lies on the gateway to the historic precinct and provides contrast to the single storey buildings along most of this frontage. It has potential for repainting and some modest alterations to improve the streetscape façade. • Further research is encouraged on the origins and date of this building, and early photographs would be useful to inform future reconstruction. 		

Name Address	Connect Accountants and Advisors 150 Walker Street	
Heritage Item	No	
Heritage Conservation Area	No	
Contributory Item	No	
Notes	Plain single storey commercial building set on the street frontage with a low straight edged parapet. Infill commercial development on gateway to the historic precinct.	
Architectural Style	Modern	



Building Elements	Observations	Recommendations
Roof	Metal behind parapet	Maintain
Gutter	Not visible.	Maintain
Walls	Single storey with a low parapet of painted brick. Lower walls clad with ceramic tiles.	Maintain-repaint. Consider parapet interest.
Shopfront and Doors	Aluminium with transom windows. Advertising within window panes.	Maintain
Awning	Cantilevered awning with fascia painted in one colour. Business signage within existing fascia.	Maintain signage on fascia and do not extend above awning.
<p>Recommendations</p> <ul style="list-style-type: none"> • A small parapet addition could create more interest to the façade. • Keep signage within the depth of existing fascia. • Use a paint scheme which is complementary to nearby historic precinct. A matching colour for the tiling/walls and above the awning would help unify the building. 		

Name Address	Service NSW 158 Walker Street	
Heritage Item	No.	
Heritage Conservation Area	No.	
Notes	Single storey commercial building set on a corner site with laneway. A straight edged parapet and raised car awning area. Large pole signage.(previously Beaurepairs now Service NSW)	
Contributory Item	No	
Architectural Style	Modern	



Building Elements	Observations	Recommendations
Roof	Metal behind parapet	Maintain
Gutter	Not visible.	Maintain
Walls	Single storey brick building with a low parapet, now painted white with primary red fascia to awning and around entry.	Minimise bold corporate colours on gateway to heritage precinct of CBD
Shopfront and Doors	White Aluminium. Pole Sign	

Recommendations.

- Maintain a neutral background colour for the building to harmonise with the character and setting of the historic CBD precinct.
- The addition of landscaping with canopy trees would enhance the amenity and shade for this site and the adjoining public footpath and enhance the gateway to the historic precinct.

Name Address	Saddlery and Auto Electrician 160 Walker Street	
Heritage Item	No.	
Heritage Conservation Area	No	
Contributory Item	No	
Notes	Located outside of the Heritage Conservation Area but forms part of the gateway to the historic precinct.	
Architectural Style	Modern	





Building Elements	Observations	Recommendations
Roof	Skillion roof behind parapet	Maintain
Gutter	Not visible. Timber fascias in need of repainting.	Maintain
Walls	Single storey painted in a mid neutral colour.	Maintain
Shopfront and Doors	Central doorway with windows to each premises.	Maintain
Signage	Traditional signage on saddlery fascia Bold blue to Electrician signage on fascia which extends at larger depth to adjoining premises. Above awning signs.	

Recommendation.

- Maintain a mid neutral background colour for the building as part of the gateway to the historic precinct.
- Future repainting should unite the top and lower parts of the building in a single mid neutral colour similar to existing.
- Consider unified paint scheme for building windows.
- Consider removal of above awning signs.

Name Address	Days Machinery Centre (CASE) 166-172 Walker Street	
Heritage Item	No.	
Heritage Conservation Area	No.	
Contributory Item	Yes Significant architecturally. The site also has historical significance as the site of former Imperial Hotel (now Hotel Cecil) and a former weatherboard garage 1933.	
Notes	A large two storey height commercial building set on a prominent corner site with P and O Liner influences with the curved walls and awning in its post war architectural style.	
Architectural Style	Interwar	Circa 1950



Building Elements	Observations	Recommendations
Roof	Large metal gabled roof and skillion sections behind a high parapet.	Maintain
Gutter	Not visible.	Maintain and replace as necessary.
Walls	<p>Single storey rendered masonry and steel building with a partly stepped two storey parapet and projecting curved facades to each end in P and O liner style. Double banded scored detail to upper façade.</p> <p>Painted white with a banding of corporate signage on façade.</p> 	
Windows	<p>The North Street façade has a set of 8 openings with original decorative grille work which is a functional and interesting architectural detail.</p> 	Carefully conserve all original detail.
Awning	A narrow reinforced cantilevered concrete awning shields the shopfronts.	Maintain
Shopfront and Doors	Aluminium.	
Fencing	The building is set back from the street frontage with a forecourt for display. The boundary is marked by a more contemporary low brick fence with black pool fence infill. The site is well maintained and presented.	

Recommendation.

- Carefully conserve all original elements and building fabric to original details.
- Maintain a light neutral background colour for the building. Investigate a colour scheme for any future repainting based on original paint scrapes.
- Ensure that advertising signage does not clutter the facades and detract from the architectural quality of the building.
- Consider some interpretation about the history of this site and the architectural style of the building as part of a heritage trail.

Name Address	APRACS 178 Walker Street	
Heritage Item	No.	
Notes	A single storey historic weatherboard commercial building set on a prominent corner site on the approach to the historic CBD centre. One of few remaining small scale traditional timber buildings in the CBD, characteristic of early development of country towns.	
Contributory Item	Yes	
Architectural Style	Late Victorian origins.	



Building Elements	Observations	Recommendations
Roof	Steeply pitched hipped galvanised corrugated roof.	Maintain as to original material in galvanised steel Z600. Do not replace with colorbond.
Gutter	Traditional non-perforated Low Front Quad to Walker Street. Perforated square gutters on North Street. Any replacements should maintain the traditional profile.	Maintain and replace as necessary to original low front quad non-perforated profile.
Walls	Single storey timber weatherboards. High ceilings. Splayed corner. Now painted in a bold cobalt blue. Previously painted in a red oxide and stone colour heritage scheme.	Use a colour scheme from the heritage palette in keeping with the historic building.
Awning	A post supported awning wraps round the corner. A large bull is suspended on the top of the awning as an advertising feature.	Maintain awning.
Shopfront and Doors	Original timber shop windows to the splayed corner with transom lights to upper sections. Small step to entry. 2 x 4 pane double hung sash windows face North Street to side elevation. One double hung sash to Walker Street with horizontal glazing bars of later vintage, which may have been a replacement.	Maintain all timber glazing.

Recommendations.

- Carefully conserve all original elements and building fabric to original details.
- Maintain roof to original materials. Do not replace with colorbond.
- Maintain and replace gutters as necessary using original low front quad non-perforated profile.
- Consider using a heritage colour scheme appropriate to the historic character of the building and restrict business colours to smaller areas of signage.
- Consider reinstating the fascia to a narrower profile in any future replacements to reinstate the original proportions.
- Investigate the history of this site for inclusion of the building in a heritage trail for the town centre.

Name Address	Picture Framing Shop 180 Walker Street	
Heritage Item	No. (potential item)	
Heritage Conservation Area	No	
Contributory Item	Yes	
Notes	A single storey historic weatherboard commercial building which appears to be historically connected to the corner building. Located on the approach to the historic CBD centre. One of few remaining timber buildings within the commercial area.	
Architectural Style	Further research is required to establish date of construction and history.	



Building Elements	Observations	Recommendations
Roof	Hipped galvanised corrugated roof Skillion extension to northern side of building.	Maintain as to original materials. Do not replace with colorbond.
Gutter	Traditional non-perforated low front Quad profile. Any replacements should maintain the traditional profile.	Maintain and replace as necessary to original low front quad non-perforated profile.
Walls	Single storey timber weatherboard gabled building with a straight edged high timber parapet to street. High ceilings. Painted in a red oxide colour heritage scheme with dark green trims. Historic scenes are depicted in two paintings attached to the parapet.	Maintain a heritage colour scheme as it complements the building.
Awning	Suspended awning from the parapet.	Maintain
Shopfront and Doors	High waisted timber entry door with multi paned timber framed shop windows. Small step to entry.	Maintain timber joinery

Recommendations.

- Carefully conserve all original elements and building fabric to original details.
- Maintain roof to original materials with use of Galvanised Steel for any future replacement. Do not replace with colorbond.
- Maintain and replace gutters as necessary to original low front quad or ogee non-perforated profile.
- Retain heritage colour scheme appropriate to the historic character of the building and restrict business colours to smaller areas of signage.
- Investigate the history of this site for inclusion of the building in a heritage trail for the town centre.