

From: Steven See [sixsees@bigpond.net.au]
Sent: Friday, 9 August 2013 2:02:38 PM
To: Lithgow City Council
Subject: LEP 2013

Steven & Anne See
Emoh
3431 Great Western Highway,
South Bowenfels. 2790.
Ph 63514460
Email sixsees@bigpond.net.au

Lithgow Council No. 78030
LPI Property No. 2471895
Lot 1 DP 798073

LEP-2013.

Dear Sir/Madam,

Re submission concerning Lithgow Council draft LEP 2013 –
Relating to Emoh, 3431 Great Western Highway, South Bowenfels

We note that our home “Emoh” is proposed to have its present heritage listing continued in the draft LEP and we have no objections in this inclusion. We would, however, like to take this opportunity to submit that other items be included in the heritage inventory for ‘Emoh’. As the stated objective for the listings is to ‘conserve the heritage significance of heritage items ... associated fabric, settings and views’ we believe the following items on our property should be included. Whilst we understand from Council that the listed items are not necessarily a definitive list of the heritage artefacts on the property we have recently had the experience with the Roads and Maritime Services (RMS) stating that as particular items were not included in the present LEP they did not believe council regarded them as having any heritage significance. As a consequence of this experience we request that the following items be included in the proposed LEP for the reasons outlined below.

1. Dry stone retaining wall lining the driveway to ‘Emoh’ which formally outlined the semi-circular access to the shop/residence from the highway. This retaining wall is of similar construction to the dry stone wall portion of the shop on the western side of the residence that specialists have tentatively dated to 1841 as noted in the present heritage inventory and LEP. This wall currently separates the house from the existing highway, we believe this was erected at the same time as the New Bathurst Road (Now Great Western Highway) in the early 1800’s and is linked, therefore to that road and deserves archaeological study. There has not, to our knowledge, been an archaeological study of this structure which we believe for the reasons enumerated above are of historical importance.
2. Sandstone retaining wall which runs the entire length of the frontage of the residence also dated at 1841, being the same time as the sandstone portion of the residence listed in the LEP. There is an inscription on top of one of the sandstone blocks which appears to read XV or XXV the blocks being hand hewn
3. Sandstone steps leading into the property from the retaining wall. The degree of wear indicating a similar age in construction as the original sandstone portion of the house and retaining wall listed in item 2.
4. Sandstone steps on the North-eastern end of the residence leading from one garden into another garden.
5. Tennis Court constructed on the North-eastern portion of our property adjacent to the

Great Western Highway and constructed by our ancestors pre 1900. This Tennis Court is an important feature of the property as it reflects the diversity of the social/cultural importance of the 'Emoh' property to the Lithgow district. The development of the tennis court further highlights the community use of the complex that is Emoh. The family hosted numerous tennis parties for the district and founded a tennis club for district residents to utilise. Beside the tennis court was a tennis club house complete with a pot belly stove and sandstone steps allowing for public access.

6. From the retaining wall/culvert (already included in the current and proposed LEP) listed as a heritage item, leading east to the tennis court is an extensive stone lined walkway which was utilised by the family and community to access the tennis court.
7. Our recent research from the obituary of Arthur Corderoy in the Lithgow Mercury August 23rd 1929 discloses that a "toll bar situated at the cross-roads near the store, which naturally was the centre of activity." We have not been able to identify exactly where this toll bar was situated but we suggest that this is worthy of further study.

We note that Emoh is listed the present and draft LEP as a heritage item. Unfortunately the listing does not refer to its past usage as a post office for the district with continued for almost 60 years. In addition research conducted by Ian Holt of the Lithgow Historical Society in 1998 found that Emoh was the original location for the first post office between 1852 and 1854. In 1858 William Corderoy was successful in being appointed post master which saw the post office return to Emoh until 1916. Another aspect of note is that Emoh was used as an electoral voting office at the same time as the family still retaining the original ballot box. This diversity of other uses of the complex of Emoh highlights that its significance is far more than just commercial and residential.

As descendants of the Corderoy family we would like additional information included in the Historical Notes of Provenance in the Heritage Inventory. The original owner of the property, William Corderoy, had been a fifteen year old convict sent to Sydney in 1830. The Corderoys developed their interests to include stores not only in South Bowenfels and Hampton but also Wallerawang. Other interests included a gold mine at Hampton and vast land holdings in this district. Arthur Corderoy, the 2nd generation, to live at 'Emoh' became a member of the Land Board and served on the Blaxland Shire Council. In addition he was involved in the development of the railway to Lithgow. His photo appears in the Railway Museum at Mt Victoria.

An important additional issue we request Lithgow Council to address in the draft LEP is the RMS acquisition map which is an attachment to the draft. This inclusion is despite Lithgow Council's stated intention "*The Draft LEP 2013 does not propose to identify any lands to be reserved for public purposes.*

It is possible that the Roads and Maritime Service may require land to be reserved for public road purposes associated with the Mt Victoria to Lithgow GWH Road Upgrade project; however Council has not been provided sufficient detail at this stage to include these provisions and acquisition maps in the Draft LEP". LITHGOW CITY COUNCIL PLANNING PROPOSAL – 2013 PRINCIPAL LEP Page 46.

With relation to the plan that is included in the proposed LEP we note that there is a proposed water quality basin situated in the eastern portion of our property. In this regard we assume it has been included by the RMS without regard to the significance of Emoh and its historic footprint. We note that the RMS states in the "Great Western Highway Upgrade – Forty Bends – Review of Environmental Factors Submissions Report – April 2013 on page 31 Point 2.10.2 "*RMS provided the statement of heritage impact (SoHI) for the proposal to Lithgow Council as part of the Infrastructure SEPP consultation process. Lithgow City Council are yet to provide comments on the REF.*" **We request that council address this issue as a matter of urgency which we are sure would result in the proposed water quality basin being removed from our property once the historic significance of our property is understood by the RMS.**

The RMS indicated that council's failure to liaise is the reason for the inclusion of the water quality basin on our land. We have been informed (by council staff) that a large portion of our property is proposed to be classified Zone SP2 Infrastructure and marked "Classified Road". In addition we request that council petition the RMS and remove the Zone SP2 classification from our property.

A hard copy of this submission together with supporting historical documents which include submissions to RMS concerning its original proposal for the water quality basin (which has since been abandoned) will be supplied to council.



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