



# Heritage Assessment

9 Market Street Rydal

August 2013

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Report Number            01

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## Executive Summary

Urbis has been engaged by the property owner, Mr. Kerry Braithwaite, to prepare the following Heritage Assessment. The property has been identified as a heritage item on the draft Lithgow LEP (SHI number 1960203/ Study number B135) and this report has been prepared to assess the heritage significance of the site and make recommendations regarding the proposed listing.

The subject dwelling known as 9 Market Street Rydal, has been assessed and does not meet the threshold for heritage listing. The cottage is a simple vernacular late Victorian dwelling, constructed circa 1890 in weatherboard. It reflects the expansion and development of the village post the proclamation in 1885 however numerous buildings of the period survive and this is not considered sufficient criteria for listing. Its aesthetic value as a vernacular cottage has been eroded by additions and substantial modifications including infill of the verandahs and partial demolition of the (now internal) facades.

It is therefore recommended that the item be removed from the Draft Lithgow Principal LEP 2013, Schedule 5 Environmental Heritage. This report further recommends an extension of the proposed Rydal Heritage Conservation Area as this would afford protection to the subject dwelling, which is more appropriate to its diminished individual significance and better considers the extent of alterations to the property. Revision of the conservation area also better acknowledges the extent of the early village and protects the visual curtilage of the subject dwelling while enabling protection of other identified contributory items not currently protected by individual listings. A suggested revised conservation area boundary is shown at Figure 11.

Although we disagree with the proposed local heritage listing for the property, in the event that the recommendations of this report are not implemented, minimum required corrections to the inventory form have been included in section 5.

# 1 Introduction

## 1.1 BACKGROUND

Urbis has been engaged by the property owner, Mr. Kerry Braithwaite, to prepare the following Heritage Assessment. The property has been identified as a heritage item on the draft Lithgow LEP (SHI number 1960203/ Study number B135).

This heritage assessment has been prepared to assess the heritage significance of the site and consider the merits of the proposed listing.

## 1.2 SITE LOCATION

The subject site is known as 9 Market Street, Rydal and comprises Lots 7-9 of Section 15, DP 758890. The site is located on the north side of Market Street and west of Railway Street and the Railway line (Figure 1) and comprises approximately 3755m<sup>2</sup>.

Rydal is located approximately 150km west of Sydney and 15 km west of Lithgow NSW.

FIGURE 1 – LOCATION OF THE SUBJECT SITE



[Source: Google Maps 2013]

## 1.3 METHODOLOGY

This Heritage Assessment has been prepared in accordance with the NSW Heritage Branch guideline 'Assessing Heritage Significance' (2001). The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter* 1999.

A site inspection was undertaken in July 2013.

This report principally references the following documents:

- R Ian Jack for The University of Sydney in association with Jocelyn Collieran, JRC Planning Services, and Graham Edds and Associates. *City of Lithgow Heritage Study Final Draft* October 2000
- Paul Davies Pty Ltd, *Lithgow Heritage DCP Study* September 2010

#### 1.4 AUTHOR IDENTIFICATION

The following report has been prepared by Fiona Binns (Senior Heritage Consultant). Stephen Davies (Director) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

## 2 Site Description

### 2.1 THE SUBJECT SITE

The subject site is a late Victorian cottage dwelling, constructed circa 1890 in weatherboard. The cottage has dual frontages and is oriented south to Market Street and east, towards Railway Street, overlooking the creek. A verandah wraps around the southeastern corner of the façade, supported on timber posts, with new timber balustrade and posts (post 2004). The eastern elevation is modified incorporating substantial infill of the verandah and internal modifications to the former façade. The southern elevation has also been infilled at the western end. The dwelling is elevated, accessed via a central stair, with central entry. The southern elevation features one double hung timber window. The roof is gabled, clad in corrugated iron, with multipaned windows into the roof and rear brick chimney.

FIGURE 2 – THE SUBJECT SITE



THE PRINCIPAL EASTERN AND SOUTHERN ELEVATIONS



VIEW OF THE SOUTHERN ELEVATION SHOWING THE ENTRY AND PART- INFILLED VERANDAH



THE EASTERN ELEVATION AND INFILL ADDITION



A skillion roofed addition extends to the rear and wraps around the western side of the cottage.

FIGURE 3 – THE SUBJECT SITE REAR VIEWS



EASTERN ELEVATION VIEW, SHOWING THE GABLED ROOF OF THE ORIGINAL COTTAGE, INFILLED VERANDAH AND REAR WING



VIEW OF THE WESTERN ELEVATION AND CONTEMPORARY ADDITIONS



THE REAR/ NORTHERN ELEVATION



THE REAR/ NORTHERN ELEVATION

The site comprises three rectangular allotments. The cottage and contemporary garage (c.2010) is sited on lot 9. Vehicular and primary pedestrian access is via Market Street to the south. The site is landscaped and slopes in an easterly direction to the Creek, which bisects the eastern lots 7 and 9 in a north south direction. A timber post and rail fence encloses the eastern lots 7 and 8 adjoining Railway Street and a later timber picket fence encloses the front yard off Market Street. There are a number of mature tree plantings however the large Radiata Pine trees noted in the inventory form for the site are no longer extant. Similarly, former Victorian outbuildings noted in the listing have been removed.

FIGURE 4 – SUBJECT SITE LANDSCAPING



VIEW WEST TO THE DWELLING FROM LOT 8



VIEW TO THE SITE FROM RAILWAY STREET

The original cottage likely featured a typical four room arrangement, with central hall, however has been modified to provide for a single open plan living area, which has been further extended by the infill of the former eastern verandah and substantial demolition and alterations to the former eastern façade. The interior of the cottage is timber lined and the original brick fireplace is retained, although modified with a new enclosed stove and chimney fixed in front of the original open fireplace. The main bedroom has been extended by the partial infill of the southern verandah and the former window extended for a door. The second principal bedroom in the original portion of the cottage has been enclosed by additions to the side of the dwelling, and the original window has been removed and the western wall reclad in timber veneer, diminishing the amenity of the room. Although windows into the roof suggest an attic, there is no stair access and the roof space is not habitable.

At the rear, a later brick built extension houses the bathroom, new kitchen and laundry. The extension wraps around the western side of the dwelling, with a third bedroom accessed via a long hallway returning around the laundry.

Interior photos have been excluded at the request of the property owner.

## 2.2 STREETScape AND NEIGHBOURING CONTEXT

In the centre of the township the area is characterised by large rural lots with single dwellings, typically Victorian or Federation, with some overlay of inter-war and contemporary development. To the north, the site adjoins a contemporary dwelling (Lot 2 of DP912181) and north of that is a double fronted weatherboard Victorian cottage with bull-nosed verandah (Lot 1 of DP912181) (refer Figure 5). Opposite the site to the south is a simple late Victorian weatherboard dwelling (this cottage features on the circa 1902 view of Rydal at Figure 8 and is in the area of the former quarry. The site overlooks the creek and valley, with views east to the Alexander Hotel and significant railway station group.

FIGURE 5 – NEIGHBOURING DEVELOPMENT



LATE 1890S COTTAGE/ LOT 5/DP758890



VICTORIAN DWELLING AT LOT 1 OF DP912181

The town centre (on the eastern side of the railway) is proposed as a heritage conservation area under the Draft Lithgow Principal LEP 2013 (refer Figure 11). The town is bisected by the railway line and the focal point of the town is the station complex, with the main street fronting onto the railway line. Housing on the western side of the railway is typically more modest, while the eastern side is dominated by more established housing and commercial buildings, including the Alexander Hotel, the former Police Station, the school, former general store and post office and the Union Church. The DCP heritage study defines the core area of the town as the two blocks east of the railway, with the showground on the rise behind.<sup>1</sup>

<sup>1</sup> Paul Davies Pty Ltd, 2010: Rydal Village Conservation Area page 1.

FIGURE 6 – THE RYDAL HERITAGE CONSERVATION AREA



BATHURST (MAIN) STREET VIEW NORTH/ NORTHEAST



BATHURST STREET VIEW SOUTH (WITH THE ALEXANDER HOTEL VISIBLE AT LEFT)



RYDAL RAILWAY STATION



THE FORMER POLICE STATION

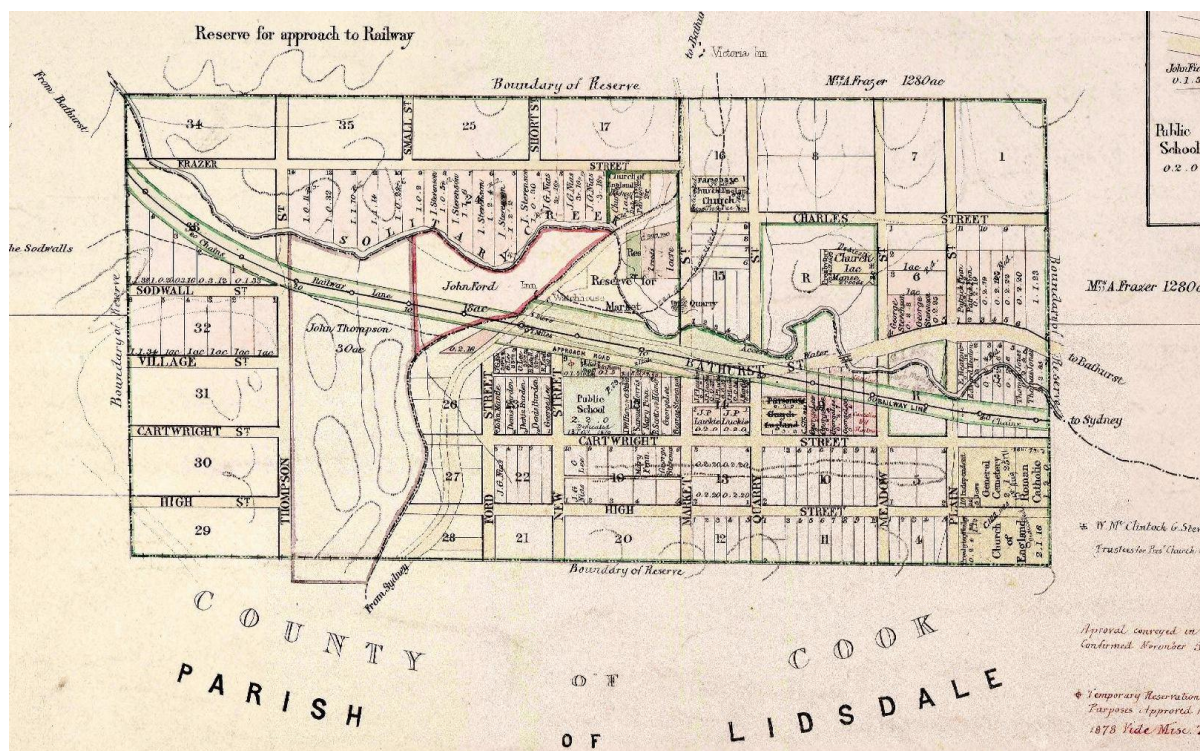
## 3 Historical Overview

### 3.1 AREA HISTORY

The first land grants in the area were granted in 1831 and the road to Bathurst was surveyed by Major Thomas Mitchell and laid out between 1832 and 1837. As soon as the new road was opened, a village reserve was defined and the Queen Victoria Inn (now Chapel House Farm) was erected in 1832. Mitchell's road through Rydal remained as the Great Western Highway until 1929, when the town was bypassed by the Bowenfels-Marrangaroo-Meadow Flat section.

Plans for the village were drawn up in 1843; it was originally known as the village of Solitary Creek, however when Governor Gipps approved the plans, it was renamed Rydal. The town was used to ship gold and produce to Sydney and was also an access point to Jenolan Caves (via horse drawn carriages)<sup>2</sup>. Rydal began to take its present form in the 1860s, when the first post-office premises were built<sup>3</sup>, the town was resurveyed, two inns were open, and the Presbyterian and Catholic churches were built<sup>3</sup>. When the railway was extended to Rydal in 1868, the railway station was built (opened in July 1870)<sup>4</sup>, followed by the police station and the school. Between 1870 and 1876, Rydal was one of the most important and busiest railway stations; trains from Sydney terminated here and passengers travelled on to Bathurst via Cobb and Co coaches or other horse drawn transport. During that period Rydal had 8 inns, 5 stores and 5 blacksmiths<sup>5</sup>. When the train line opened to Bathurst in 1876 the town waned. The village remained a rural centre, with some rural industries<sup>6</sup> such as the distillation of eucalyptus oil.<sup>6</sup>

FIGURE 7 – 1873 PARISH MAP OF RYDAL



SOURCE: LAND AND PROPERTY INFORMATION

<sup>2</sup> Ibid

<sup>3</sup> R Ian Jack et al: 2000:95

<sup>4</sup> "NOTES OF THE WEEK." The Sydney Morning Herald (NSW : 1842 - 1954) 9 Jul 1870: 4. Web. 4 Aug 2013 <<http://nla.gov.au/nla.news-article13207954>>.

<sup>5</sup> Rydal Village <http://www.rydal.com.au/history.php>

<sup>6</sup> R Ian Jack op.cit 96

FIGURE 8 – RYDAL C.1902

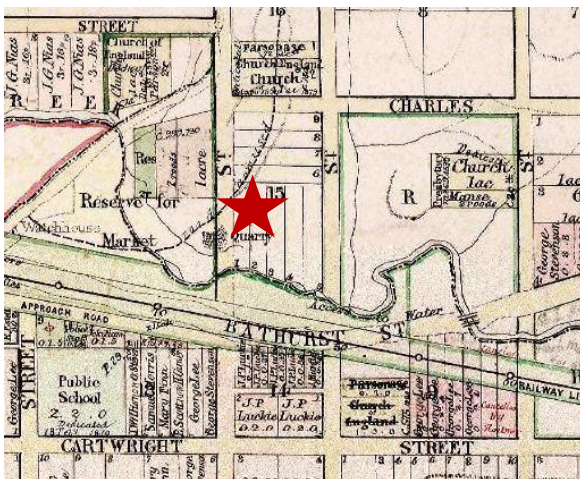


RYDAL VIEW C.1902-1905 SHOWING THE RAILWAY STATION GROUP (AT RIGHT), UNION CHURCH AND SCHOOL (ON BATHURST STREET) AND EARLY COTTAGES FRONTING RAILWAY STREET. MARKET STREET IS VISIBLE IN THE LEFT CORNER OF THE IMAGE, AND THE SUBJECT SITE IS LOCATED ON THE OPPOSITE SIDE OF MARKET STREET (OUT OF THE IMAGE).

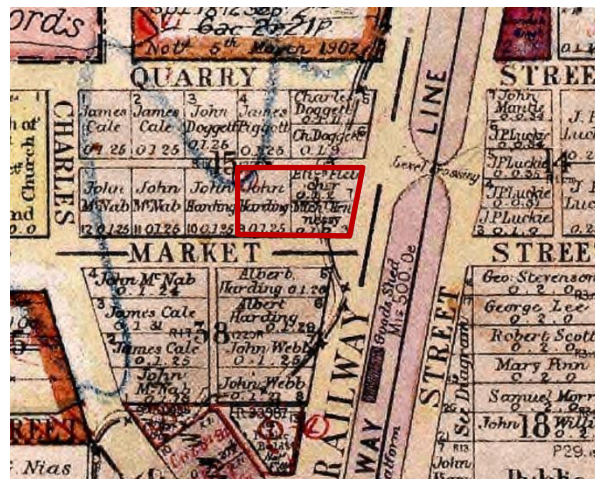
### 3.2 SITE HISTORY

The subject site was surveyed in the 1843 plan of Rydal and was identified in the new definitive survey of 1861, which led to the proclamation of the village in 1885<sup>7</sup>. The subject site is shown on the 1873 parish map (refer Figure 7 above) as part of section 15, with 5 (lots 1-5) oriented east-west and extending to the Creek, in the vicinity of the former quarry. Section 15 had been resubdivided into the current arrangement by 1889 (including the subject lots 7-9) when lot 9 was purchased by John Harding. Harding appears to have been a resident of Rydal from 1873, when he is recorded on the postal roll<sup>8</sup>. His occupation is listed as a labourer and he is later recorded on the 1889 title as a carpenter.<sup>9</sup> It is likely that the subject dwelling was constructed circa 1890 for Harding and it may be speculated that Harding, a carpenter and labourer, may have constructed the dwelling, although this has not been documented. Harding is also recorded as a resident of Rydal in the 1901 census.

FIGURE 9 – PARISH MAPS



1873 PARISH MAP WITH THE APPROXIMATE SITE LOCATION INDICATED  
SOURCE: LPI



1902 PARISH MAP SHOWING THE SUBJECT LOTS 7-9  
SOURCE: LPI

<sup>7</sup> 'Cottage (Market Street, Rydal)' Lithgow Heritage Inventory, SHI Number 1960203, Study Number B135,

<sup>8</sup> Greville's Post Office Directory 1872 RYDAL

<sup>9</sup> Land and Property Information Volume 915 Folio 56

Harding retained ownership of the property until 1919 when it passed by transmission to Messr Doggett (railway worker and Rydal resident)<sup>10</sup> and it was sold the same year to Edward Thomas, another Rydal resident. Upon Thomas' death in 1954, ownership of the property passed to Charlotte Thomas (likely his widow)<sup>11</sup>. Edward Thomas is buried at the Rydal General Cemetery<sup>12</sup>. The property was sold to Herbert Arnold Kelly, formerly of Rankin Springs, and his wife Rebecca Ann in 1966. Rebecca Ann Kelly was the sole proprietor following her husband's death in 1970.<sup>13</sup>

The subject site (comprising lots 7-9) was purchased by the current property owner in 2009.

FIGURE 10 – THE SUBJECT SITE CIRCA 2001



SOURCE: LITHGOW CITY COUNCIL - LITHGOW HERITAGE INVENTORY, 'COTTAGE (MARKET STREET, RYDAL)' SHI NUMBER 1960203, STUDY NUMBER B135

### 3.3 ALTERATIONS AND ADDITIONS

Inspection of the site indicates the following alterations and additions:

- Partial recladding of facades;
- Substantial infill of the principal southern and eastern verandahs and reconstruction of the verandah balustrade and posts
- Substantial alterations to former facades (now internal) including demolition of the former eastern entry;
- Modifications to the interior of the original cottage;
- Rear extension housing kitchen, bathroom and laundry facilities;
- Western extension housing bedroom 3;
- Removal of former WC and outbuildings;

Lithgow City Council also records the following Development Applications:

- 017/10DACC – For a garage (2010)

Figure 10 shows the subject site circa 2001, prior to the infill of the eastern façade and reconstruction of the verandah.

<sup>10</sup> The original title document is nearly illegible

<sup>11</sup> Land and Property Information Volume 915 Folio 56

<sup>12</sup> Australian Cemeteries Index <http://austcemindex.com/cemetery-inscriptions.php?id=82>

<sup>13</sup> Land and Property Information Volume 915 Folio 56

## 4 Significance

### 4.1 WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, it is important to understand its values. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise a place's heritage values – why it is important, why a statutory listing was made to protect these values.

### 4.2 SIGNIFICANCE ASSESSMENT

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local.

The following assessment of heritage significance has been prepared in accordance with the 'Assessing Heritage Significance' (2001) guidelines

CRITERIA	SIGNIFICANCE ASSESSMENT
<p><b>A – Historical Significance</b></p> <p><i>An item is important in the course or pattern of the local area's cultural or natural history.</i></p>	<p>The subject dwelling reflects the expansion and development of the village post the proclamation in 1885 however numerous buildings of the period survive.</p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ shows evidence of a significant human activity <input type="checkbox"/></li> <li>▪ is associated with a significant activity or historical phase <input checked="" type="checkbox"/></li> <li>▪ maintains or shows the continuity of a historical process or activity <input type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/></li> <li>▪ provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/></li> <li>▪ has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/></li> </ul>
<p><b>B – Associative Significance</b></p> <p><i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i></p>	<p>Does not meet the criterion.</p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ shows evidence of a significant human occupation <input type="checkbox"/></li> <li>▪ is associated with a significant event, person, or group of persons <input type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ has incidental or unsubstantiated connections with historically important people or events <input type="checkbox"/></li> <li>▪ provides evidence of people or events that are of dubious historical importance <input checked="" type="checkbox"/></li> <li>▪ has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/></li> </ul>
<p><b>C – Aesthetic Significance</b></p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	<p>The house is a simplified late Victorian cottage however its aesthetic value has been eroded by substantial modifications to the facades.</p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ shows or is associated with, creative or</li> </ul>	<p><b>Guidelines for Exclusion</b></p>

CRITERIA	SIGNIFICANCE ASSESSMENT
<ul style="list-style-type: none"> <li>technical innovation or achievement <input type="checkbox"/></li> <li>▪ is the inspiration for a creative or technical innovation or achievement <input type="checkbox"/></li> <li>▪ is aesthetically distinctive <input type="checkbox"/></li> <li>▪ has landmark qualities <input type="checkbox"/></li> <li>▪ exemplifies a particular taste, style or technology <input type="checkbox"/></li> </ul>	<ul style="list-style-type: none"> <li>▪ is not a major work by an important designer or artist <input checked="" type="checkbox"/></li> <li>▪ has lost its design or technical integrity <input type="checkbox"/></li> <li>▪ its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input checked="" type="checkbox"/></li> <li>▪ has only a loose association with a creative or technical achievement <input type="checkbox"/></li> </ul>
<p><b>D – Social Significance</b></p> <p><i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p>	<p>Does not meet the criterion.</p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ is important for its associations with an identifiable group <input type="checkbox"/></li> <li>▪ is important to a community's sense of place <input type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ is only important to the community for amenity reasons <input type="checkbox"/></li> <li>▪ is retained only in preference to a proposed alternative <input checked="" type="checkbox"/></li> </ul>
<p><b>E – Research Potential</b></p> <p><i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i></p>	<p>Does not meet the criterion.</p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/></li> <li>▪ is an important benchmark or reference site or type <input type="checkbox"/></li> <li>▪ provides evidence of past human cultures that is unavailable elsewhere <input type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ the knowledge gained would be irrelevant to research on science, human history or culture <input type="checkbox"/></li> <li>▪ has little archaeological or research potential <input type="checkbox"/></li> <li>▪ only contains information that is readily available from other resources or archaeological sites <input type="checkbox"/></li> </ul>
<p><b>F – Rarity</b></p> <p><i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i></p>	<p>Does not meet the criterion.</p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ provides evidence of a defunct custom, way of life or process <input type="checkbox"/></li> <li>▪ demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/></li> <li>▪ shows unusually accurate evidence of a significant human activity <input type="checkbox"/></li> <li>▪ is the only example of its type <input type="checkbox"/></li> <li>▪ demonstrates designs or techniques of exceptional interest <input type="checkbox"/></li> <li>▪ shows rare evidence of a significant human activity important to a community <input type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ is not rare <input checked="" type="checkbox"/></li> <li>▪ is numerous but under threat <input type="checkbox"/></li> </ul>
<p><b>G – Representative</b></p>	<p>The dwelling is a simple vernacular late Victorian cottage however has been eroded by alterations and additions.</p>



CRITERIA	SIGNIFICANCE ASSESSMENT
<p><i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i></p> <ul style="list-style-type: none"> <li>▪ <i>cultural or natural places; or</i></li> <li>▪ <i>cultural or natural environments.</i></li> </ul>	
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ is a fine example of its type <input type="checkbox"/></li> <li>▪ has the principal characteristics of an important class or group of items <input type="checkbox"/></li> <li>▪ has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/></li> <li>▪ is a significant variation to a class of items <input type="checkbox"/></li> <li>▪ is part of a group which collectively illustrates a representative type <input type="checkbox"/></li> <li>▪ is outstanding because of its setting, condition or size <input type="checkbox"/></li> <li>▪ is outstanding because of its integrity or the esteem in which it is held <input type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ is a poor example of its type <input type="checkbox"/></li> <li>▪ does not include or has lost the range of characteristics of a type <input checked="" type="checkbox"/></li> <li>▪ does not represent well the characteristics that make up a significant variation of a type <input type="checkbox"/></li> </ul>

### 4.3 STATEMENT OF SIGNIFICANCE

The subject dwelling known as 9 Market Street Rydal, has been assessed and does not meet the threshold for heritage listing. The cottage is a simple vernacular late Victorian dwelling, constructed circa 1890 in weatherboard. It reflects the expansion and development of the village post the proclamation in 1885 however numerous buildings of the period survive and this is not considered sufficient criteria for listing. Its aesthetic value as a vernacular cottage has been eroded by additions and substantial modifications including infill of the verandahs and partial demolition of the (now internal) facades.

The Heritage Inventory form for the site notes the following statement of significance:

*“Historic: the house has substantial local significance as an early addition to the mature townscape of a highly significant conservation area.”<sup>14</sup>*

This statement of significance infers the value of the cottage is as a contributory item to the proposed conservation area rather than as an individual item.

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<sup>14</sup> ‘Cottage (Market Street, Rydal)’ Lithgow Heritage Inventory, SHI Number 1960203, Study Number B135,

## 5 Conclusion and Recommendations

The subject cottage has been assessed and is not considered to meet the threshold for heritage listing. The cottage has been substantially altered and it is therefore recommended that the item be removed from the Draft Lithgow Principal LEP 2013, Schedule 5 Environmental Heritage.

It is acknowledged however that the dwelling has contributory value to the Rydal Heritage Conservation Area, as a characteristic late 19<sup>th</sup> century dwelling (albeit substantially altered), constructed after the 1885 proclamation of the village. This is also implied in the statement of significance provided in the Lithgow Council heritage inventory form for the site which states “*Historic: the house has substantial local significance as an early addition to the mature townscape of a highly significant conservation area.*” It is therefore submitted that the extension of the conservation area would afford protection to the subject dwelling, which is more appropriate to its diminished individual significance and better considers the extent of alterations to the property.

FIGURE 11 – DRAFT HERITAGE ITEM AND CONSERVATION AREA MAP AND PROPOSED AMENDMENT TO THE HCA



SOURCE: DRAFT LITHGOW COUNCIL LEP

SAMPLE AMENDED CONSERVATION AREA WITH POTENTIAL CONTRIBUTORY ITEMS

SOURCE: DRAFT LITHGOW COUNCIL LEP WITH (AMENDMENTS)

It is recommended that the proposed Rydal Heritage Conservation Area be extended to incorporate lots on the western side of the railway. A suggested revised boundary is shown at Figure 11. The exact boundary should be subject to further review as a comprehensive study of the area was outside the brief of this assessment, however revision to the minimum suggested boundary given in Figure 11 would further acknowledge the extent of the early village and encompass the former quarry and market reserve (as shown on the Parish maps) as well as section 15 of the village which was initially surveyed as part of the 1843 plan. This is as relevant historically as the eastern portion of the township.

Extension of the conservation area would also protect the visual curtilage of the subject dwelling and enable protection of other dwellings which cursory assessment would suggest may be contributory but may not meet the threshold for individual listing, such as the cottage at lot 8 DP758890 which is an early dwelling (it appears in the circa 1902 image of the village at Figure 8) although altered. This dwelling is not proposed as a heritage item under the draft instrument and is not a statutory item. Potential contributory items are indicated in the plan above at Figure 11.

It is noted that the DCP Heritage Study does not provide a statement of significance for the Heritage Conservation Area nor does it justify the limitation of the conservation area to the eastern portion of the township.

Although we disagree with the proposed local heritage listing for the property, in the event that the recommendations of this report as outlined above are not implemented, at minimum the following corrections are required:

- The LEP heritage map should be amended to show only the boundary of lot 9 as the heritage item. At present the LEP listing on Schedule 5 lists only lot 9 (which comprises the house) while the map shows lots 7-9.
- The Inventory form should be revised and reference to “Victorian outbuildings” and “Radiata Pines” deleted as these items are no longer extant.
- The inventory form should be amended, removing reference to the property as “early Victorian” as research suggests a circa 1890 construction.
- The inventory form should be amended, deleting sections (f), (g) and (h) of Recommended Management. Section (f) applies to moveable heritage collections and is not relevant to the subject site. Section (g) states “consider making available publicly interpretive information that will enable visitors to appreciate the site” and this not considered appropriate for a private dwelling with no indication of significant former alternate uses. Section (h) effectively duplicates (g);
- Historical analysis in the inventory form should be augmented by the further assessment in this report.
- Correct lot parcels on the inventory which currently list lots 7 and 8, while the house and proposed listing (as indicated on the draft LEP schedule) is on lot 9 of DP758890.

## 6 Bibliography and References

### 6.1 BIBLIOGRAPHY

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

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