

Statements of Heritage Impact (SOHI) Proposed New Accessible Toilet Building

28-30 Louee Street Rylstone
Lots 3 and 21 DP758891



FIGURE 1: FRONT VIEW OF THE SITE SHOWING THE COTTAGE MUSEUM, DRIVEWAY AND BRIDGE INN ON RHS 16 MARCH 2022. THE TOILETS ARE TO BE LOCATED AT THE FAR REAR OF THE SITE.

Client: Rylstone and District Historical Society

Date: 6 April 2022



FIGURE 2 THE PROPOSED SITE FOR THE ACCESSIBLE WC WHEN VIEWED FROM THE COTTAGE MUSEUM 16 MARCH 2022. THE CATHOLIC CHURCH OF ST MALACHY IN THE DISTANCE.

This statement of Heritage impact is required because the new toilet building is to be built within the Rylstone Heritage Conservation Area, and on the site of an existing State listed heritage item, The Bridge Inn and adjacent to a potential locally listed item, the Cottage.

By 'Impact' the report covers any effect that may alter the significance of that place. It can be a visual or physical effect. It can be a small effect or large. Having an 'impact' on a heritage area does not mean that such a proposal cannot proceed. The description of the impact will enable staff to determine whether to approve such a development, and if the impact is acceptable.

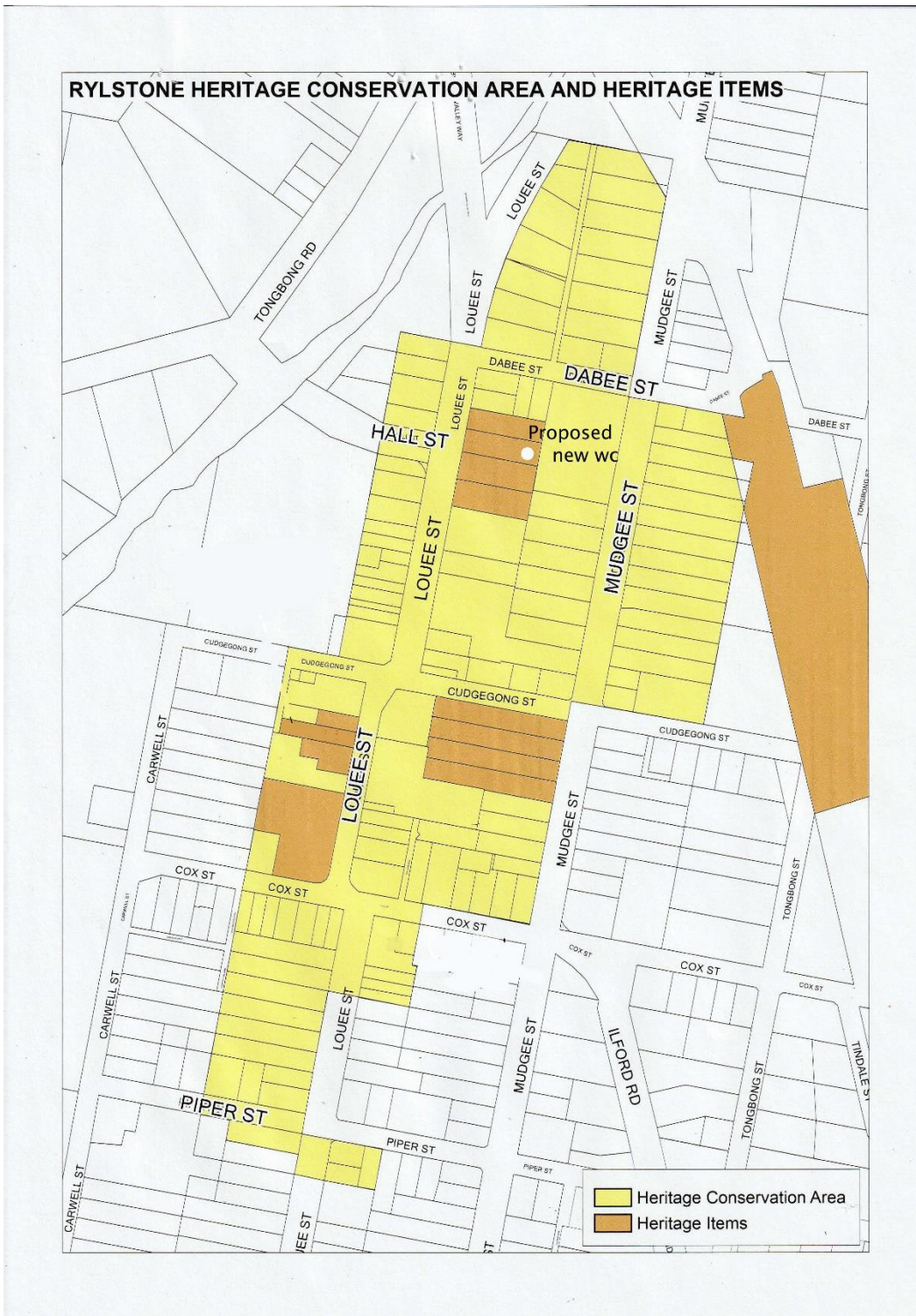


FIGURE 3. RYLSTONE CONSERVATION AREA SHOWING LOCATION OF PROPOSED WC.

SUMMARY

The Rylstone and District Historical Society propose to construct an accessible toilet on their property at 28 Louee Street Rylstone. This has been a proposal for some years. An earlier heritage report was commissioned by the Rylstone and District Historical Society in June 2015 by Barbara Hickson, to advise on the best location for the new facility with respect to the heritage items in the vicinity, and the fact that the site is in the Rylstone Conservation Area. The present proposal for the toilet location will follow the recommendations in that report, with a slight change in orientation of the amenity to better fit with the contours of the land.

Accordingly, the Accessible WC will be located to the far south-east corner of the site and connected to the Cottage Museum via an accessible pathway. The facility will be located well behind the Bridge View Inn, a State Heritage listed building and effectively out of view from that item and the Louee streetscape.

The Bridge View Inn is a listed Heritage Item

State Heritage Register No. 00438, PCO 438
Mid-Western Regional Council LEP 2012, Item I 34 R,
And is located in the Rylstone Heritage Conservation Area

The Statement of Significance for the Bridge View Inn, originally Bridge Hotel.

The Bridge Hotel which opened in 1872, has great aesthetic significance as being a rare and fine example of a two storied dressed sandstone building, a simple styled country hotel, built with a high level of craftsmanship and attention to detail, addressing the main street of Rylstone and contributing well to the streetscape. It retains associated out buildings.

As a hotel in the mid to late Victorian period it was important to travellers and locals as a place of accommodation, entertainment, and refreshment. When built it was well located with views down Hall Street to an early trestle timber bridge - giving it the name. In the first half of the 20th C the building was suitably re-adapted to become an important banking institution, with characteristic manager's accommodation.

A significant aspect of its ownership is that the building has now been owned by the RDHS for over 50 years.

The Cottage (Museum)

The Cottage Museum, formerly the Show Cottage, is potentially a locally listed item per Mid-Western Regional Council resolution 7 December 2011 (James Nash House) and sits on the same land Lot as the Bridge Inn. It was relocated to this site in 1984 at a time when it was threatened with demolition. It forms part of the curtilage of the Bridge View Inn.

This building does not have a toilet.

The Statement of Significance for the Rylstone Conservation Area

Rylstone, a picturesque village set along the banks of the Cudgegong River, originally began as a service town to surrounding pastoral pursuits, particularly sheep and wool production, and reminiscent of its namesake Rylstone in England. Some street names link to early properties and owners.

Laid out in 1842 by Surveyor Davidson, the village developed and grew in periods of general prosperity. The Victorian and Federation periods are well represented in the construction of houses, hotels, stores and government buildings and the later 1930s is represented too. Early pre-1900 buildings are constructed in locally sourced stone using random rubble with dressed facings. The post 1900 buildings often used concrete from the nearby Kandos cement works.

The town retains fabric and remembrance of early storekeepers, publicans and builders such as Goodwin Spires Hall, Thomas Owen, George Holland, John Purvis, Edward H Nash, John Hardwick, Robert Highfield and John Wesley Jackson.

The village has a natural landscape due to its close proximity to the river, tall London Plane trees planted in the 1930s, Eucalyptus trees in Louee Street beside the Catholic Church, and many trees planted along residential streets. There are views throughout the town of surrounding rugged landscape.

The proposed Accessible Toilet

The proposed toilet will be a smaller building than originally proposed, running parallel to Louee Street. Its façade, facing the street, will be 'softened, by the addition of a verandah' as per the recommendation of the 2015 report; however, it will be orientated to run along the contours (North South) to minimise ground disturbance.

Because of the need to reduce costs from the original proposal the walls will be changed to timber framed with 'Hardiplank' weatherboard cladding externally. This will visually blend with the materials of the Cottage Museum, which is timber framed and weatherboard clad.

Furthermore, there was an early WC in this same location.



FIGURE 4 SKETCH OVER AERIAL VIEW OF SITE SHOWING LOCATION OF PROPOSED WC

Heritage Objectives

A Statement of Heritage Impact is required to comply with the MWR Council's heritage objectives. They are set out in the LEP 2012. The following extract from the MWRC LEP highlights the most relevant clauses in bold.

Heritage Objectives and the MWRC LEP

(1) Objectives

The objectives of this clause are as follows:

- (a) **to conserve the environmental heritage of Mid-Western Regional,**
- (b) **to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,**
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(2) Requirement for consent

Development consent is required for any of the following:

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):
 - (i) a heritage item,
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area,
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) **erecting a building on land:**

- (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,
- (f) subdividing land:
- (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

(3) When consent not required

However, development consent under this clause is not required if:

- (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:
 - (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and
 - (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or
- (b) the development is in a cemetery or burial ground and the proposed development:
 - (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and
 - (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or
- (c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or
- (d) the development is exempt development.

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether

a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or
- (b) on land that is within a heritage conservation area, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

(6) Heritage conservation management plans.

The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

Comment on the MWRC Heritage Objectives

The land on which the toilet is proposed to be built is located within the conservation area and on land that contains a listed heritage items: Bridge View Inn, which is state listed and a potentially listed item: the Cottage Museum, of local significance.

However, the heritage impact caused by the proposed new building will be minimal due to its location on the site, far removed from the streetscape and the Bridge Inn item as the land allows. It will not adversely affect the heritage significance of the Heritage Conservation Area and will have a very minor affect the significance of the heritage listed Bridge Inn, and the Catholic Church nearby, due to its distance away, its small scale, and because it is partially screened by vegetation.

It will form an important additional facility to the site.

STATEMENT OF HERITAGE IMPACT

Address and property description: of the Proposed development

28-30 Louee Street Rylstone
Lots 3 and 21 DP758891

Prepared by:

Barbara Hickson, Heritage Adviser PO BOX 610 Mudgee NSW

Owner of the proposed development site

The Rylstone and District Historical Soc. Inc.

A brief description of proposal

The Rylstone and District Historical Society propose to construct an accessible toilet on their property at 28 Louee Street Rylstone. Its location will be the far south-east corner of the site and it will be connected to the Cottage Museum via an accessible pathway. The toilet is small in scale with a verandah across the side facing Louee Street. It's materials, timber frame and horizontal plank cladding, are selected to blend with the existing Museum.

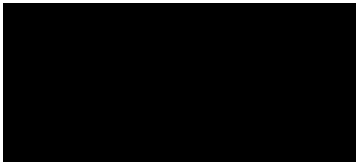
The toilet will be located well behind the Bridge View Inn, a State Heritage listed building and effectively out of view from that item and the streetscape.

Date: 6 April 2022

STATEMENT OF HERITAGE IMPACT

<p>1. why the item is of heritage significance.</p>	<p><u>The Rylstone Conservation Area is significant because</u></p> <p><i>The Rylstone, a picturesque village set along the banks of the Cudgegong River, originally began as a service town to surrounding pastoral pursuits, particularly sheep and wool production, and reminiscent of its namesake Rylstone in England. Some street names link to that past. Laid out in 1842 by surveyor Davidson, the village developed and grew in periods of general prosperity. The Victorian and Federation periods are well represented in the construction of houses, hotels, stores and government buildings and the later 1930s is represented too. Early pre-1900 buildings constructed of stone and random rubble are an important link to local materials of sandstone and marble. While post 1900 buildings often used concrete from nearby Kandos cement works. The town retains fabric and remembrance of early storekeepers, publicans and builders. The village has a country cultural landscape due to its close proximity to the river, tall London Plane trees planted in the 1930s and eucalyptus trees in Louee Street beside the catholic church, and many trees planted along residential streets. Views throughout the town of surrounding rugged landscape.</i></p> <p><u>The Bridge View is significant because</u></p> <p>The Bridge Hotel opened in 1872 and has great aesthetic significance as being a rare and fine example of a two storied dressed sandstone building, a simple styled country hotel, built with a high level of craftsmanship and attention to detail, addressing the main street of Rylstone and contributing well to the streetscape. It retains associated out buildings. As an hotel in the mid to late Victorian period it was important to travellers and locals as a place of accommodation, entertainment, and refreshment. When built it was well located with views down Hall Street to an early trestle timber bridge – later giving it the name Bridge View. In the first half of the 20th C the building was suitably re-adapted to become an important banking institution, with characteristic manager’s accommodation. A significant aspect of its ownership is that the building has been owned by the RDHS for over 50 years.</p>
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2. what positive impact will the proposed works have on its significance.	The addition of an accessible toilet will allow better accessibility for visitors and members of the historical society to the site, which is effectively a community facility.
3. what negative impact will the proposed works have on its significance.	The building will replace a prior toilet (1980s) on the same site, where there are electrical and plumbing services are in situ. The footprint of the building will be slightly larger. Historically the land at the far rear of the lots may have been vacant, or may have hosted simple sheds servicing the Bridge Hotel (chicken coop/milking shed/storage/etc.) but no record of same is extant.
4. what measures are proposed to mitigate the negative impacts	The siting of the new facility and its scale, style, materials and forward-facing verandah will enable this small building to fit well into the landscape as a suitable addition to the setting of the Cottage Museum.
5. why were more sympathetic solutions are not viable.	This is a sympathetic solution.



Barbara Hickson HERITAGE ADVISER

5TH APRIL 2022