

8.3 Review of the Rylstone Street Study 2021

REPORT BY THE MANAGER, STRATEGIC PLANNING
TO 16 MARCH 2022 ORDINARY MEETING
GOV400098, GRA600011

RECOMMENDATION

That Council receive and note the Review of the Rylstone Street Study 2021.

Executive summary

The Rylstone Main Street Study – Louee was undertaken in 1991. Due to the age of the document, funding was sought and obtained to undertake a review of the document. The Rylstone Street Study 2021 examines each of the buildings along both sides of Louee Street Rylstone from the corner of Dabee Street to the corner of Cox Street. Some of the buildings are individually heritage listed and all are within the Rylstone Heritage Conservation Area.

The purpose of the Rylstone Street Study 2021 is to provide guidance to landowners if they are looking to develop or make improvements to their properties. Landowners will still be required to obtain any relevant development approvals and are encouraged to seek the advice of Council's Heritage Advisor prior to commencing work.

Council's development assessment staff will also reference the document to determine a property's significance when considering development applications.

Disclosure of Interest

Nil

Detailed report

The Rylstone Street Study 2021 contains the following sections; an introduction, brief history of Rylstone, uses of the buildings in 1991 and 2019 and then provides detailed property information sheets for 38 properties.

An example of a property information sheet is provided below. The property information sheet provided is for Council's Rylstone administration office. It brings together information contained in the 1991 Rylstone Main Street Study – Louee and any updated information available. The property information sheets also detail conservation recommendations, which do not obligate a landowner to undertake these works, rather, provide guidance if they are looking to undertake works.

As mentioned above, landowners will still be required to obtain any relevant development approvals and are encouraged to seek the advice of Council's Heritage Advisor prior to commencing work.

22. 77 Louee Street

ITEM NO	ADDRESS	MWRC LOT AND DP#	MWRC PROPERTY NO
22	77 Louee Street, Rylstone	Lot 8 Section 5 DP 758891	16331

NAME OF BUILDING/BUSINESS	OTHER/PREVIOUS NAMES/USES
RYLSTONE SHIRE HALL	

CURRENT USE

Office for Mid-Western Regional Council, Library Branch

HERITAGE LISTING

Mid-Western Regional Council LEP 2012 Heritage Conservation Area

HERITAGE SIGNIFICANCE

Ward, 1991:

The building is significant as a member of the group of three public buildings including the Shire Hall, Small Hall and Memorial Hall.

STATEMENT OF SIGNIFICANCE

Hickson, 2019:

This building was constructed in 1913 and designed by local architect Harold Hardwick (born in Rylstone), who was responsible for many civic and ecclesiastical buildings in the Central West. This building is aesthetically pleasing and a good example of an early 20th century small country town Shire Council building. It has a well-executed classical façade featuring symmetry, rendered bands and large attached fluted pillars. This building retains a high degree of integrity with the main original structure largely intact internally and externally.

This building is rare having a continuous association with local government serving the community and ratepayers for over 100 years.

It is recommended for individual listing as a place of local significance.

DESCRIPTION

Ward, 1991:

Date of construction: 1913

A single storey brick building with a pitched hip iron roof.

The building is a simple building of the Federation style including multi-paned windows above string courses and classical features such as column pilasters.

The brick facade of the building is broken up through the use of fluted column pilasters and pairs of sash windows with small paned top lights above either side of the central timber double doors.

The building title, "Rylstone Shire Hall" is displayed above the central doors. The foundation stone giving the date of construction is situated in the northern most window bay.

ADDITIONAL INFORMATION

Hollister, 2019:

The Hall was extended in the 1980s (B. Hickson, architect) adding further office space and a large chamber for Council meetings. The chamber contains an honour board of all serving Shire Presidents since 1906.

HISTORIC RESEARCH

Ward, 1991:

The first elected council of Rylstone Shire met on 5th December 1906. Up until this time the Department of Public Works was responsible for public infrastructure.

The first meetings were held in "Jackson's Building" (Jackson's Corner at 61-67 Louee Street) until the present hall was built in 1913. The building has subsequently been extended at the rear to cater for the increased needs of council offices.

ADDITIONAL INFORMATION

Hollister, 2019:

Rylstone was the 116th local government area proclaimed in the state of New South Wales. In 2004, parts of Rylstone, Mudgee and Merriwa Shires were amalgamated to become Mid-Western Regional Council.

Hickson, 2019:

At the first meeting of the Rylstone Shire Council Councillor Benson was elected as the first President. The councillors set about organizing staff by advertising for a Shire Clerk in the Mudgee Guardian and the Daily Telegraph; Percy Barnes was appointed in December 1906. An engineer and maintenance men were also soon appointed. Repair of roads and sanitary services were the main works initially at hand. Other early interests were the eradication of weeds, and rabbit pests, a fire brigade and rubbish collection.

During the time of James Gettens as President, a loan was raised for the erection of the purpose-built Shire Hall. Cr. McLachlan moved that the clerk write, asking if a loan could be obtained for 12 or 15 years and this motion was seconded and carried.

The building work was carried out by the contractor Mr. RT Highfield. He was a well-known local builder. Later additions occurred in the 1950s and 1980s.

COMMENTS ON RESTORATION

Ward, 1991:

The building facade is in good condition and of high integrity. Any additions have been carried out to the rear of the building and as such have not affected the character of the facade.

CONSERVATION RECOMMENDATIONS

Hickson, 2019:

Well maintained building. The paintwork makes a positive contribution to highlighting changes in facade elevations.

Maintain/retain as much original fabric as possible: brickwork, sash windows with lights, timber doors, fluted columns.

Maintenance required:

- Some ridge capping is corroded/rusted – repair or replace

Consider making the window lights, especially over the main front doors, openable as they once were.

PROPOSED COLOUR SCHEME – WARD 1991

Roof	Dark Grey
Guttering	Brunswick Green
Fascia	Mission White
Columns	Rose Pink
– <i>Column Background</i>	Mission White
Door and Windows	Brunswick Green
– <i>Door Surround</i>	Rose Pink and Mission White
Cement Render	Dulux Fireclay

WARD, 1991



WARD, 1991



HOLLISTER, 2019



Community Plan implications

Theme	Looking After Our Community
Goal	Vibrant towns and villages
Strategy	Respect and enhance the historic character of our Region and heritage value of our towns

Strategic implications

Council Strategies

The review of the Rylstone Street Main Study is consistent with Council's Local Strategic Planning Statement, Planning Priority 1 *Respect and enhance the historic character of our Region and heritage value of our towns.*

Council Policies

The noting of the Study does not trigger an amendment to any Council policies.

Legislation

Any future works proposed will have to comply with relevant legislation.

Financial implications

Not Applicable

Associated Risks

Nil

SARAH ARMSTRONG
MANAGER, STRATEGIC PLANNING

JULIE ROBERTSON
DIRECTOR DEVELOPMENT

9 February 2022

Attachments: 1. Rylstone Street Study 2021. (separately attached)

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER