

**WESTWARD COTTAGE
8 TURNER STREET
RYDE**



CONSERVATION MANAGEMENT PLAN

PREPARED FOR

City of Ryde

JUNE 2007

COLIN ISRAEL - heritage solutions

1 EXECUTIVE SUMMARY

1.1 Introduction

This Conservation Management Plan for Westward Cottage has been prepared to provide a sound heritage basis for the City of Ryde in its management of this heritage item, one of several owned by the City.

With a range of expertise in planning, asset management, heritage conservation, community and information services, Local Government has the potential to provide excellent stewardship of heritage items and to ensure that the community can obtain maximum benefits from its heritage resources in terms of both financial and cultural values.

This Plan has supplemented previous conservation studies with additional research and physical evidence. The process is in accordance with the methodology set out in Heritage Office guidelines where documentary and physical evidence are analysed to provide a Statement of Significance which forms the basis for the Policies provided in Section 7. Key stakeholders have been consulted in the review stages.

1.2 Background

Westward Cottage at No 8 Turner Street was relocated and reconstructed from its original position at No 6 Turner Street in 1992. It is a two storey Old Colonial Georgian style cottage with its origins set in the 1850s, marking the time when the Village of Ryde was becoming firmly established about St Anne's Church and the Ryde Wesleyan Chapel.

It is recognised as having historical and social significance at the local level and is accordingly listed as a Local Heritage Item on the City of Ryde's LEP instrument, The Ryde Planning Scheme Ordinance. As an item, Westward Cottage is unusual in having been entirely dismantled and relocated, a situation necessitated by the Devlin Street / Victoria Road Underpass, constructed by the RTA in the 1990s. The City of Ryde negotiated the purchase of Westward Cottage from the RTA in 1992 for \$215,000 on the basis that it be dismantled and reconstructed at No 8 Turner Street

Westward Cottage has been reconstructed to reflect, in particular, the 1850s period. Much of the material used in its construction is original, including sandstone, bricks and substantial amounts of its timbers and flooring. The front door and a few of the windows are original and the remainder are either faithful reproductions or recycled components of a similar age.

It is a simple and sincere structure with considerable ability to demonstrate its place in the history of the Village of Ryde. It is the last representative worker's cottage that remains from a score or more which existed in the vicinity in the 1850s. The use of timber shingles reflects its origins in Late Colonial times.

1.3 Conserving and Interpreting Westward Cottage's Values

For the cottage to achieve its potential, a concerted effort to interpret its several stories is needed. The should reflect its long association with the Taylor family through most of the 20th Century and through them its connections with Henry Watts, his mother Sarah "Grannie" Watts and her pioneering parents Mary Porter (Hutchinson); Richard Porter and James Weavers who fought grim struggles to arrive and survive in a fledgling colony with both its opportunities and privations.

1.4 Immediate Prospects

The immediate future of Westward Cottage is effectively secured though a co-operative lease arrangement with Macquarie Community College which uses the cottage as administration for its higher level courses including business management diploma and certificate courses. This is in conjunction with its use of "The Parsonage" for seminar and training rooms. Westward Cottage, with some changes would be well adapted to provide accommodation for the College's programme by providing a staff / administration facility. At present the use of the cottage is restricted by the steepness of its internal stair, which compounds the restrictions of its modest size.

1.5 Present Condition and Maintenance Arrangements

The cottage is generally in sound order, maintained by Macquarie Community College and the City of Ryde under an agreed maintenance schedule which forms part of the present lease. This plan's recommendations include some practical measures for rationalising the arrangements contained in the lease to clarify and simplify the maintenance responsibilities. The overall maintenance requirements are detailed in the relevant schedule contained in the Policies in Section 7.7 of this plan.

1.6 Lease Provisions

Changes to lease provisions would need to be negotiated between the City of Ryde and Macquarie Community College with the intention of more fully providing for the maintenance needs of Westward Cottage in a manner consistent with its conservation. This could be done prior to the renewal of the lease which is about 18 months distant.

At present the lease refers to removal of partitioning for the purposes of reinstatement by a Lessee when vacating the premises. Such references in the lease should be deleted as inappropriate to a heritage item. Any work should be in accordance with this Conservation Management Plan.

Lease provisions should also require some formal access for the community to view the property at least three times a year, one of which would coincide with annual heritage events.

1.7 Recommended Short Term Measures

In the immediate future the following measures should be taken to address existing conservation priorities, in addition to the agreed schedule of maintenance contained in the Lease:

1. Repair vandal damage to rear toilet door and window.
2. Inhibit future vandalism by building additional fencing to secure the property. This should be in the form of a metal picket fence and gate similar to the existing 'Parsonage' fence to preserve visibility to the buildings from the car parking in Turner Street.
3. External painting of timberwork generally and regular oiling of external timber balcony deck to the exposed western side.
4. Interpretation of Westward Cottage would also be served by removal of some of the dense shrubs along the western boundary to open up segments of the view for which it is named.
5. A concerted effort to be made to gather, record and archive documents relating to the relocation of Westward Cottage including archival copies of architects' plans, specifications, site photographs before and during demolition and RTA reports.
6. Prepare interpretation signs for permanent external and internal display with a supporting attractively presented pamphlet copied to City of Ryde and Macquarie Community College websites and available at Ryde's libraries.

1.8 Recommended Medium Term Measures

In the medium term a significant opportunity will emerge to support the heritage values of Westward Cottage through related conservation and interpretation measures:

7. It is suggested that an additional two street lights in Church Lane, using the sympathetic heritage style light standards in service near Westward Cottage and The Parsonage, would greatly assist in the sense of security for users of The Parsonage and Westward Cottage who park in the Church Street Car Park. This would also benefit The Ryde Wesley Church in after hours use of its buildings.
8. Less urgent but equally important for heritage and practical purposes, the plot boundaries (and 'heritage curtilage') of Westward Cottage should be formally defined to represent the width of its original frontage to Turner Street. This would separate Westward Cottage's lot title from the street parking to the south, which has different maintenance and operational characteristics. When surveying for this, it would be desirable to identify and mark with permanent interpretive marks, the original frontage or location of the cottage about 40 metres to the south of its present site. The process should be formally undertaken through a subdivision development application supported by a heritage impact statement based on this Conservation Management Plan.
9. There would be benefits to improved signposting to assist visitors to locate Turner Street. In conjunction with interpreting other heritage items in the Ryde Village Historic Precinct consideration should be given to using the presently blank concrete 'canvasses' of the Devlin Street underpass embankment below

Turner Street to draw more attention to its heritage items possibly with a mural / silhouette interpreting lost housing originally facing Devlin Street..

1.9 Recommended Longer Term Measures

Longer term measures would build on the associations of Westwards Cottage with Turner Street and the Village of Ryde Historic Precinct:

10. To limit erosion of heritage values in the Village of Ryde Historic Precinct it is recommended that steps be taken to define the conservation values in the precinct and formulate the necessary controls through establishment of a formal Conservation Area under the City of Ryde Planning Scheme Ordinance.
11. Further heritage assessment is required of the former Wesleyan Chapel (1848) which is potentially of State Heritage Significance.
12. To reinforce the streetscape context of Turner Street, the heritage status of 'Blaxland House' be re-examined to determine if heritage listing is warranted.


1.10 Conclusion

Westward Cottage makes a substantial contribution to the heritage values of the City of Ryde, but requires additional interpretation to realise the full benefits of its story. Apart from signs, pamphlets and markings, this could be achieved by fostering a creative partnership with the present lessee, Macquarie Community College, drawing in support from such community groups as the Ryde District Historical Society and services such as Ryde's Libraries.

1.11 Adoption of Westward Cottage Conservation Management Plan.

Westward Cottage Conservation Management Plan should be formally adopted by the City of Ryde as a management tool for Westward Cottage.

It should be subjected to review by a heritage practitioner at no longer than five year intervals.



Colin Israel

Principal Heritage Consultant
Colin Israel - Heritage Solutions
June 26th 2007

Westward Cottage

Conservation Management Plan

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Location

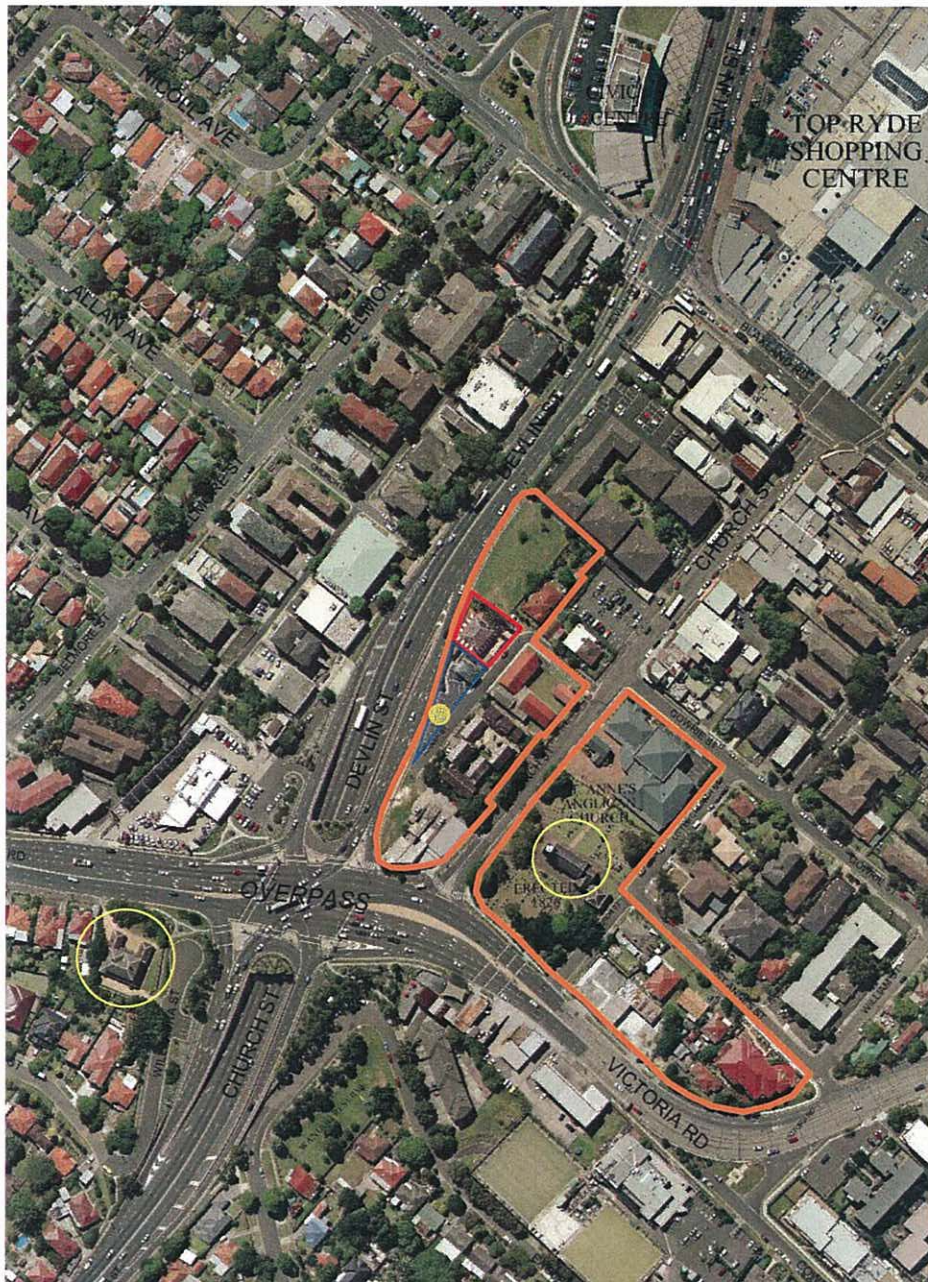


Figure 1: Recent Aerial Photo showing St Anne's and Top Ryde.

The Subject of this report is Westward Cottage at No 8 Turner Street shown in the blue triangle.

Its original location is indicated by the yellow dot.

The former Ryde Wesleyan Parsonage is shown in red outline.

St Anne's Church & Willandra are State Significant heritage items shown in yellow circles.

Outlined in orange is the Village of Ryde Heritage Precinct

Source of Base Photo: City of Ryde.

2 INTRODUCTION

2.1 Conservation Management Plan Brief

This Conservation Management Plan has been prepared by Colin Israel – Heritage Solutions, Heritage Consultants with collaboration from Graham Wilson, consulting historical archaeologist in providing a review of historical documentation and additional research.

The study was commissioned by the City of Ryde as owners of Westward Cottage, 8 Turner Street Ryde, to provide a sound heritage basis for the management of this heritage item, one of several owned by the City. The Conservation Management Plan is intended to guide decisions on the future care and use of the property.

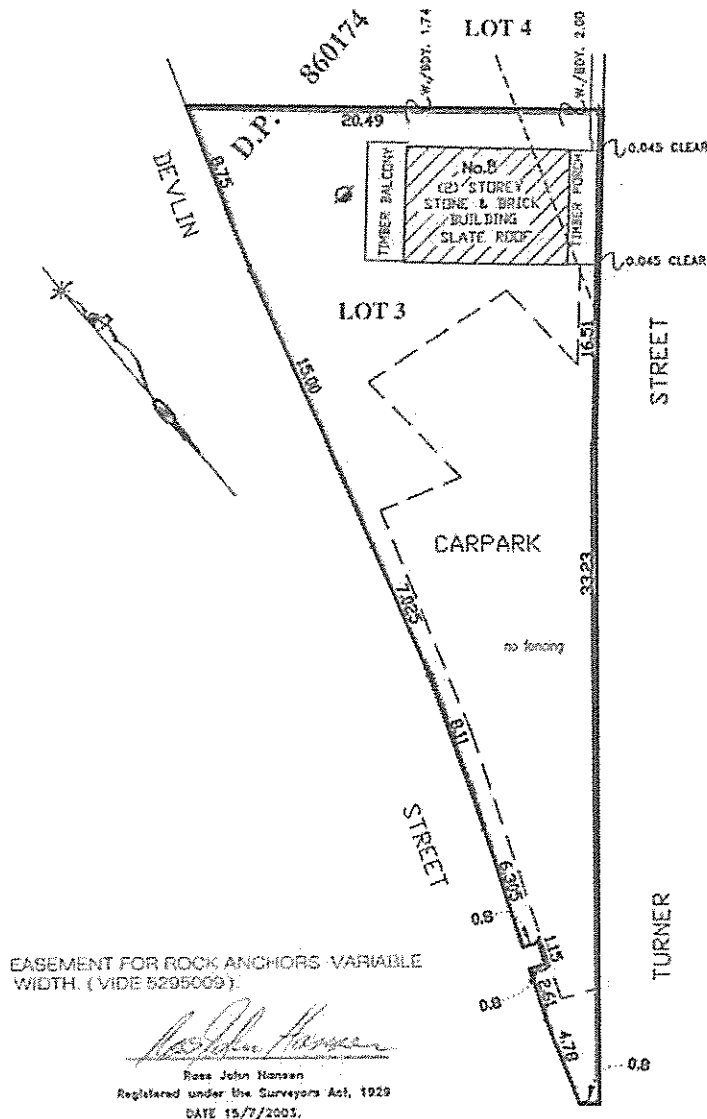


Figure 2: City of Ryde property survey for No 8 Turner Street showing triangular portion of land transferred from RTA

2.2 Study Area

As shown in Figure 2, the study area comprises the site Lot 3 in DP 860174 originally part of James Devlin's "East Ryde" Subdivision of 1841. The original location of Westward Cottage was Lot 16 of this subdivision. The cottage has been dismantled and reconstructed approx 40 metres to the north of its original location.

The setting includes an adjacent item the former Wesleyan "Parsonage" which is the subject of a concurrent report. More broadly the setting includes a group of buildings which are in the near vicinity – the former Wesleyan Church Group, now part of Ryde Wesley Uniting Church. This includes three local heritage items – the former Wesleyan Chapel; the former Ryde Wesleyan Church and the former Oddfellows Hall.

The general location is shown in the aerial photograph in Figure 1.

2.3 Present Use

Both Westward Cottage and The Parsonage are presently leased by Macquarie Community College and operated by them as one of its teaching sites to provide certificate and diploma courses in management. Westward Cottage functions as administration and staff offices. It has been occupied intermittently by sub-tenants for similar purposes.

The lease is concessional and takes in to consideration the value of works undertaken by Macquarie Community College in the restoration of "The Parsonage" at No 12 Turner Street. The lease provides for the current five year term with an additional five years at the concessional rate and an option of a further five years at market rental. The current term would expire in approximately 18 months time.

2.4 Methodology

The study generally follows the methodology of J. S. Kerr's "The Conservation Plan" (6th Edition). The assessment of cultural significance is based on the methodology and criteria set out in the Heritage Office of NSW Guideline "Assessment of Significance" 2004 Edition. It is based on documentary and physical evidence including previous conservation reports.

2.5 Previous Research

The history of the building is based on extensive research undertaken by Megan Martin for the City of Ryde. Part of the fabric analysis relies on the measured drawings prepared by McDonald McPhee P/L Architects and Urban Planners. The detailed family history by Judith MacLeod on the Weavers, Porters, Hutchinson, Watts and Wicks family group of the 19th Century provided the essential detail to a fuller understanding of connections with their descendants the Taylor family whose members occupied the building in the 20th Century.

2.6 Consultations

Principle stakeholders consulted in the preparation of this plan included Mr. George Papallo, CEO of Macquarie Community College and Mr Kevin Shaw of Ryde District Historical Society who reviewed a draft and provided comments on several historical points at short notice.

Jeff Dearden represented City of Ryde as the client in his capacity as Project Manager-Buildings. Melissa Burne, Strategic Planner was the Project Manager for this report and co-ordinated input from several areas within the City of Ryde including input from Garry Stanley, Heritage Advisor; Angela Phippen, Local Studies Librarian and Maxine Kenyon, Community Facilities Development Manager.

2.7 Limitations

Inspections of the building's interior and exterior were comprehensive but no inspections were undertaken of concealed roof and floor voids so their present condition could not be fully ascertained.

2.8 Authorship

This study was prepared substantially by Colin Israel, Heritage Consultant of Colin Israel – Heritage Solutions. Assistance with the historical analysis and some additional research was provided by Graham Wilson, Consultant Archaeologist and Historian.

2.9 Sources

In preparing this Conservation Management Plan information was obtained from the following sources:

- City of Ryde Library – Local Studies Collection
- City of Ryde Records & GIS Data
- Land & Property Information NSW
- State Archives Office
- Mitchell Library

2.10 Acknowledgements

We gratefully acknowledge:

Angela Phippen, City of Ryde Local Studies Librarian for prompt attention to requests for information.

Kevin Shaw of the Ryde District Historical Society for providing comments on late drafts in a limited timescale.

Graham Wilson and Martin Carney for the use of their background research from "The St Anne's Churchyard Archaeological Management Plan" which provided some of the broader historical context and Graham more particularly for his review of historical documentation, and providing additional research where required.

Lisa Israel for assisting with the initial collection of research and production.

2.11 Copyright

Copyright of "Westward Cottage Conservation Management Plan" is vested in the City of Ryde by agreement with Colin Israel – Heritage Solutions. Current photographs, unless otherwise noted, are by Colin Israel – copyright City of Ryde.

3 DOCUMENTARY EVIDENCE

3.1 Pre-European Context

3.1.1 Topography & Landscape

The study area is located on the highest point of a ridge forming a watershed between the Parramatta River in the south-west and the Lane Cove River in the north-east. The ridge, rising to a height of almost 100m, is capped with shales associated with the Wianamatta Group overlying Hawkesbury sandstone.

The soils developed on the Wianamatta shales have been classified as part of the Glenorie Soil Landscape with a profile consisting of a friable dark brown loam overlying a brown clay loam that grades sharply into a red-brown clay.¹ The Glenorie soil landscape extended from the foreshores between the present Ryde Bridge and Putney along the ridges to North Ryde, Eastwood, Pennant Hills and Castle Hill.

This soil mainly supported a wet sclerophyll forest dominated by the Sydney blue gum: *Eucalyptus saligna*, Blackbutt: *E. piluris*, Grey ironbark: *E. paniculata*, White stringybark: *E. globoidea*, Turpentine: *Syncarpia glomulifera*, native apple: *Angophora sp.* and possibly Grey box: *E. mollucana*.²

3.1.2 Aboriginal Occupation

The traditional owners were the Wallumedegal people whose range included the area between the Lane Cove River and Parramatta along the northern side of the Parramatta River.³ It is assumed that their northern boundary was the Lane Cove River, which presumably divided them from the Cameragal's range.⁴ The name Wallumedegal appears to be derived from 'wallumai' the snapper fish, combined with "matta" a word used to describe a place related often to water, as with Parramatta and Cabramatta. The Wallemedegal would then refer to the "snapper people" and the fish itself their clan totem.⁵

They were 'fisher-hunter-gatherers in a rich environment of river flats, mangrove swamps and creeks – fishing with pronged spears and handlines, gathering shellfish, hunting birds and small game and collecting a variety of edible bushfood plants.'⁶ The dry sclerophyll forests of the ridges and the wet sclerophyll forests of the valleys and gullies provided two more habitats with potential to provide different sources of food and raw materials.⁷ How the

¹ Chapman (1989): 68-71

² Chapman (1989): 68-71 and Falk (1988): p15

³ K V Smith p3: Wallumedegal is spelled variously as Wallumattagal and Wallumede.

⁴ Keith Vincent Smith "Wallumedegal – An Aboriginal History of Ryde" 2005 p4

⁵ Keith Vincent Smith – p6

⁶ Keith Vincent Smith - p1

⁷ Martin Carney, Graham Wilson in "Baseline Archaeological Study – St Anne's Churchyard Ryde"

Wallumedegal managed these resources is not well understood but their focus on the river is clearly recorded from the time of first contact. It is not clear where ceremonial and domestic sites were located.⁸

The Wallumedegal spoke the language of the coastal clans sometimes called "the Sydney Language" common to the people in the area from Botany Bay to Pittwater and west to Parramatta.⁹

First encounters in the area were friendly enough as Captain John Hunter recorded "We met them and shook hands"¹⁰ In the period immediately following European occupation of the area, then known as 'Kissing Point', relations with the Aboriginal inhabitants of the district became violent.¹¹ From 1791 there was a concerted resistance to European settlement in the Sydney Basin, beginning in the Port Jackson district, then along the Hawkesbury from 1794, Prospect in 1806, and later in the Menangle, Bringelly, Appin and Airs districts.

In the *Kissing Point*¹² area the earliest recorded incident occurred in 1797 when a settler and his wife were wounded and their possessions taken.¹³ Of particular interest in this study is the death in April 1805 of James Weavers, one of the first European settlers. Later documents indicate that he died from an altercation with 'the natives' although it is not clear if this incident took place at Kissing Point or when. Weavers had sufficient time to prepare a will just a fortnight before his death.¹⁴ His burial at Kissing Point was registered at St Philip's Sydney on 4th April 1805, just one day after that of Ann Hutchinson the wife of Richard Porter. Flynn suggests her death may also be attributable to an altercation with Aborigines of the area.

No mention is made in the Sydney press at this time to confirm Weavers' death was at the hands of Aborigines, nor to the place of death. Subsequent reference to this related to special favour being granted to his son Enoch Hutchinson on account of his father having been 'killed by natives'¹⁵

The record of hostilities within the Ryde district is derived in part from childhood reminiscences related years after the events. William Small (born

⁸ The range of Aboriginal sites identified within the Wallumedegal's range include rock engravings and drawings at Glades Bay, Terry's Creek, the Ryde Bridge area, Strangers Creek; middens at Glades Bay, Kitty's Creek, Meadowbank Park, rock shelters, Kitty's Creek and Terry's Creek, and an axe grinding site at Martin's Creek (Falk (1988): 22)

⁹ Keith Vincent Smith p6

¹⁰ Keith Vincent Smith - p10

¹¹ Carol Liston – p3

¹² The 'Eastern Farms' and later 'Kissing Point' were early names for the Ryde District. 'The Field of Mars' was to the West.

¹³ Liston (1988): 3

¹⁴ Judith MacLeod - "Not without comforts and hopes - James Weavers, Richard Porter, Ann & Mary Hutchinson, Sarah Weavers, Robert Wicks - Some Pioneers of Ryde and North Ryde" 1986 p-35 & 80

¹⁵ (Flynn (1993): 599-600). In contrast, a number of incidents and settler deaths in the Hawkesbury district during April 1805 were reported at length in the Sydney Gazette during that month.

Kissing Point 1796), son of John Small, a 1792 grantee in the district, remembered in 1888:

"this place when we were a handful of whitemen camping in an unknown country crowded with hostile or doubting blacks. Even during the day we scarcely dared to go outside the house unarmed, and constant alarms added to the toils of us first settlers".¹⁶

The subsequent history of the Wallumedegal is largely undocumented. In 1821 the missionary William Walker listed the Wallumedegal as one of the nine tribes of the Sydney region under their leader Bidgee Bidgee.¹⁷ By 1834 only seven members of the group survived in their own territory. Where and how they lived is not recorded in any detail, and references to the Wallumedegal as an entity cease after the 1850s.¹⁸ The reminiscences of William Small refer with regret to the Wallumedegal "gradually dying out".¹⁹ How this occurred was not explained but the factors of disease²⁰ and dispossession are indicated, Governor Phillip noting in relation to the Rose Hill settlement that "certain it is that wherever our colonists fix themselves, the natives are obliged to leave that part of the country."²¹

3.2 Early European Settlement

3.2.1 Exploration (1878-1892)

European exploration of the area had begun in February 1788 with a boat journey by Governor Arthur Phillip.²² Land in this region was identified by Lieutenant William Dawes as heavily wooded but with fertile soil.²³ Dawes, possibly alerted by a change in vegetation, identified the foreshores of the Parramatta River at Ryde as a good tract of land capable of supporting crops despite heavy timber cover.²⁴

By late 1791 the pressures on the settlement at Sydney Cove had prompted the opening of agricultural lands at Parramatta. This was followed at the beginning of 1792 by the settlement of former marines at the *Field of Mars*, located between Parramatta and the study area. A second phase of settlement known as *Eastern Farms* followed soon after in the area immediately to the east of the *Field of Mars* district. By 1794 the Eastern Farms were occasionally referred to

¹⁶Gillen (1985): 150, source quoted as Sydney Morning Herald 31 January 1888

¹⁷Falk (1988): Section 1 p. 21

¹⁸Liston (1986): 3.

¹⁹Gillen (1985): 151

²⁰Keith Vincent Smith - p11 Refers to Lt. Clark's encounter with Tirriwan on the Lane Cove River who told Clark that his wife had died from 'mittayon' or smallpox.

²¹Keith Vincent Smith - p12-13 Refers to a forced migration of Maugoran's family from Rose Hill into Kissing Point

²²Geeves (1970): 4

²³Geeves (1970): 8-9

²⁴Geeves (1970): 6

as Kissing Point, and by 1800 this latter term was the favoured means of referring to the district.

3.2.2 Early Grants (1792-1810)

The first grants of land were made on 22 February 1792 by Lieutenant Governor Grose to 10 emancipated convicts²⁵ This included three to survivors of the "Guardian" an ill fated convict transport ship referred to later in this report. By 1795 the twenty grants listed in Table 1 formed the nucleus of what would become the Ryde district. Figure 3 shows these and subsequent grants made in the period before 1810.

The grants were arranged in three rows, broken into two or three-block groups with a narrow reserve between each group. This arrangement made full use of the fertile soils immediately adjacent to the Parramatta River and concentrated the settlers in a defensive pattern. The grants were held on condition of immediate clearance with which most grantees complied.

Table 1: The First twenty grants of land at 'Kissing Point' in the order granted. Underlined names relate specifically to this report – Refer Text.

First Grants Feb 22 1792 (by Lt Governor Grose)	Acres	Transport Ship (leaving England)	Fleet
William Careless	30	<u>Guardian 1790</u>	2nd
<u>James Weavers</u>	30	<u>Guardian 1790</u>	2nd
John Bazely	30	Charlotte 1788	1st
William Jones	30	Friendship 1788	1st
John Jones	30	Charlotte 1788	1st
Thomas Chadwick	30	Scarborough 1788	1st
John Laurel	30	Scarborough 1788	1st
John Chapman Morris ²⁶	30	<u>Guardian 1790</u>	2nd
John Callaghan	50	Scarborough 1788	1st
William Tyrrell	60	Alexander 1788	1st
Later Grants 1792			
Richard Hawkes	50	Alexander 1788	1st
Joseph Hatton	50	Surprize 1790	2nd
Richard Cheers	50	Surprize 1790	2nd
Grants Feb 20 1794 27			
John Small	30	Charlotte 1788	1st
Thomas Jones	30	Alexander 1788	1st
James Bradley	30	Scarborough 1788	1st

²⁵ Ryan (1981): 9 These are listed in the order in which grants were made.

²⁶ Morris' grant was rescinded soon after due to his failure to cultivate the land, preferring instead to work for another grantee.

²⁷ 10 July 1792 Ryan (1981): 10, 29 September 1792 Ryan (1981): 11. The spelling of the surnames of the original grantees is variable. Hawkes has been rendered as Hawke and Hawkes; Laurel as Lawrell; Bazely as Beasley, Chadwick as Chaddick and Chaddock; and Callaghan as Cullyhorn and Callyhorn.

Grants NOV 19 1794 ²⁸	Acres	Transport Ship	Fleet
Ann Thorn	20	<i>Surprize 1790</i>	2nd
Edward Marsh	30	<i>Surprize 1790</i>	2nd
Grant Dec 11 1794²⁹			
James Stewart	30	<i>Scarborough 1788</i>	1st
Grants July 22 1795³⁰			
James Wood	30	<i>Surprize 1790</i>	2nd
James Squire	30	<i>Charlotte 1788</i>	1st

3.2.3 Rural Character of an Isolated Settlement (Early Colonial Period)

The small scale of the farms favoured intensive cultivation of cereals and vegetables, as well as orchards and some limited stock raising. During the first decade of the Nineteenth Century the Sydney Gazette regularly reported on the type and quality of produce landed in Sydney from Kissing Point. The 30-acre farm of Richard Furber, as an example of the type of farming undertaken in the district, was advertised for sale in 1809. It was described as having a shingled house and barn with outbuildings, pig sties, a sheep shade, an orchard with peaches, pears, oranges, lemons and guavas, 12 acres under wheat, 1 acre of oats and clover, 1½ acres of potatoes, and 3 acres of corn.³¹

In general, however, the quality of the crops outshone the appearance of the inhabitants and their homes, the former being described by Macquarie as "poorly clothed and fed", and the latter as "miserably bad".³² Access to the district from Sydney and Parramatta was via the Parramatta River or by a series of unofficial tracks, often in poor repair. The relative isolation promoted a sense of self reliance and reinforced social cohesion in the small village which grew around St Anne's Anglican Church.

²⁸ 10 July 1792 Ryan (1981): 10, 29 September 1792 Ryan (1981): 11. The spelling of the surnames of the original grantees is variable. Hawkes has been rendered as Hawke and Hawkes; Laurel as Lawrell; Bazely as Beasley, Chadwick as Chaddick and Chaddock; and Callaghan as Cullyhorn and Callyhorn.

²⁹ Ryan (1981): 21, 36 and 43. James Bradley is listed in the original grant as John Bradley but subsequently identified as James Bradley in the musters.

³⁰ Ryan (1981): 53

³¹ SG 1 October 1809: 2

³² cited in Geeves (1970): 40

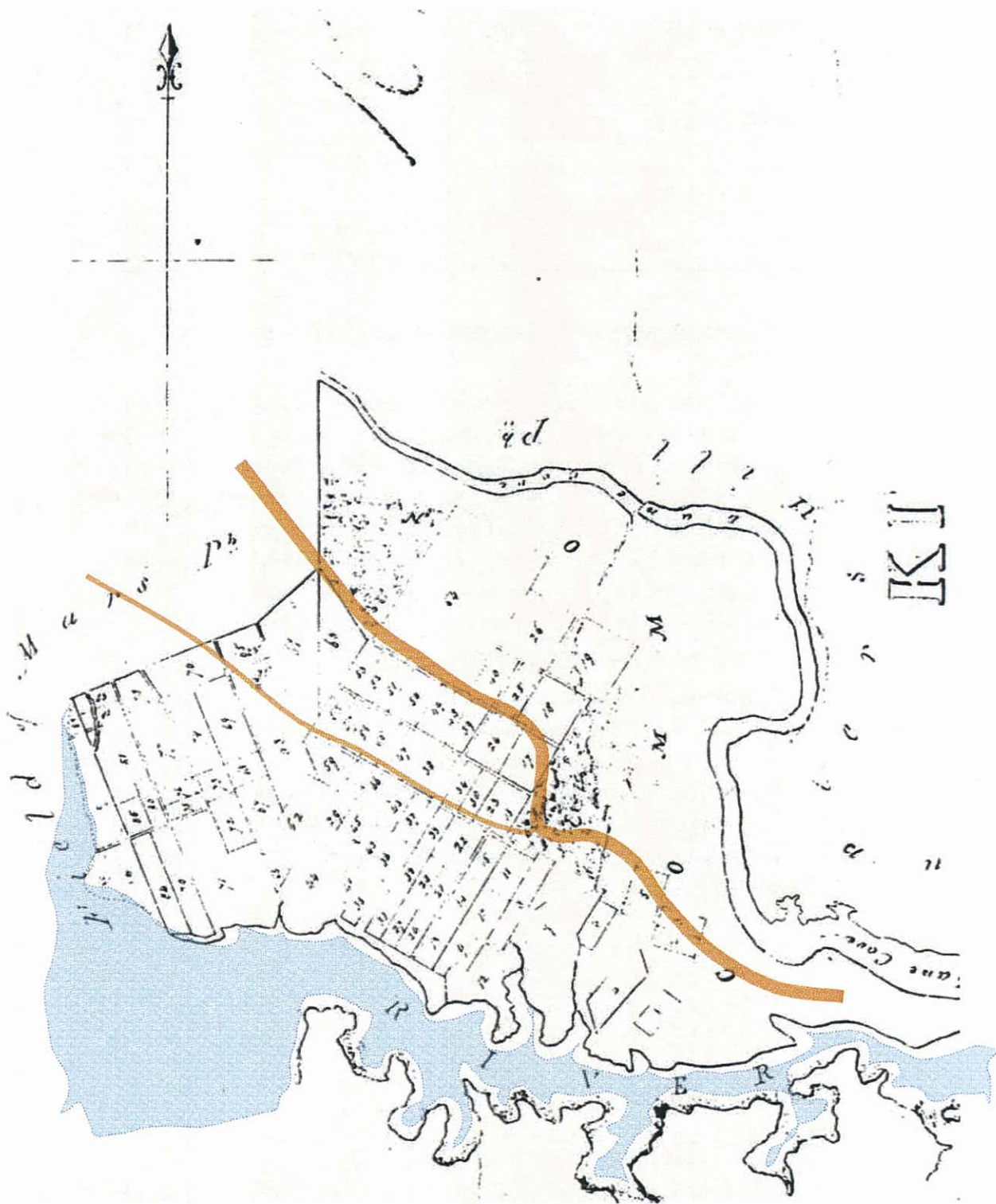


Figure 3: Map of grants at Kissing Point- shows the locations of the first land grants in the Ryde District
 R. Dixon (undated). Tints added to show main river and ridge forms.
 Source: AONSW Map 3205

3.2.4 First Religious Services at 'Kissing Point' (1778-1812)

The first church service in the Kissing Point district was held in 1798 in a barn at some point between the present site of St Anne's and the Parramatta River. The officiating ministers were the Rev. James Fleet Cover and the Rev. William Henry, both former Duff missionaries.³³

The Duff missionaries were sent by the London Missionary Society to undertake missionary work in Tahiti. Most were unordained and included all Nonconformists: Congregationalists, Presbyterians, Methodists and Anglicans. They were expelled from Tahiti and landed in Sydney by the *Nautilus* in May 1798 where they came under the influence of the Rev Samuel Marsden.³⁴

The community sought a more permanent arrangement in 1799 with the construction of a hut for use as a schoolroom and chapel. The building, measuring 30' by 14' with a small room 9' by 7' as quarters for the schoolmaster, cost £40/12/1, and was constructed under the supervision of another former Duff missionary, Rowland Hassall.

The first schoolmaster was Matthew Hughes, an Irish military convict.³⁵ The schoolroom/chapel was officially opened on 16 July 1800 by the Rev. Richard Johnson and the Rev. Samuel Marsden.³⁶ With the departure of Hughes in 1810, his position was occupied temporarily by the Rev. William Henry who in turn departed for Tahiti in 1812.³⁷

Marsden was generally encouraging of the efforts of the Nonconformist missionaries. "With Chaplain Marsden's encouragement, these men maintained services locally, as they did in the Hawkesbury district. A tradition thus developed of grass-roots piety and religious activity."³⁸

³³ Benson (1992): 5..

³⁴ Benson (1992): 6-7. (Quoting Yarwood (1977): 69, 72, 82) :Yarwood described the congregation as "a new community of Dissenters" (Yarwood (1977): 83).

³⁵ Hughes married Mary Small, daughter of John Small and moved in 1810 to the Windsor district. Their daughter Susannah married James Devlin who subsequently occupied "Willandra", located on John Small's original grant.

³⁶ Benson (1992): 7

³⁷ The Rev William Henry returned to Sydney as a widower in 1813 and married Ann Shepherd, daughter of James Shepherd and Ann Thorn, a grantee of 1794.

³⁸ Dr Ken Cable, "The Former Ryde Methodist Parsonage" For Tropman & Tropman Architects - September 1998. (Unpublished) p 1

3.3 The Village Centre

3.3.1 Church and Schoolhouse (1792-1848)

The site of St Anne's Anglican Church formed part of the 30-acre grant made to William Jones in 1792.³⁹ William Jones, a stocking weaver from Shropshire, arrived by the Friendship in 1788, he had been sentenced on 12 March 1785 and received 7 years for theft.⁴⁰ The block may have passed through several hands until its purchase in c.1819 by John Small, grantee of the adjoining block to the West.⁴¹ The northern half of the property, being the highest section of the grant, contained the farm house and stables and later became the site of St Anne's Church.

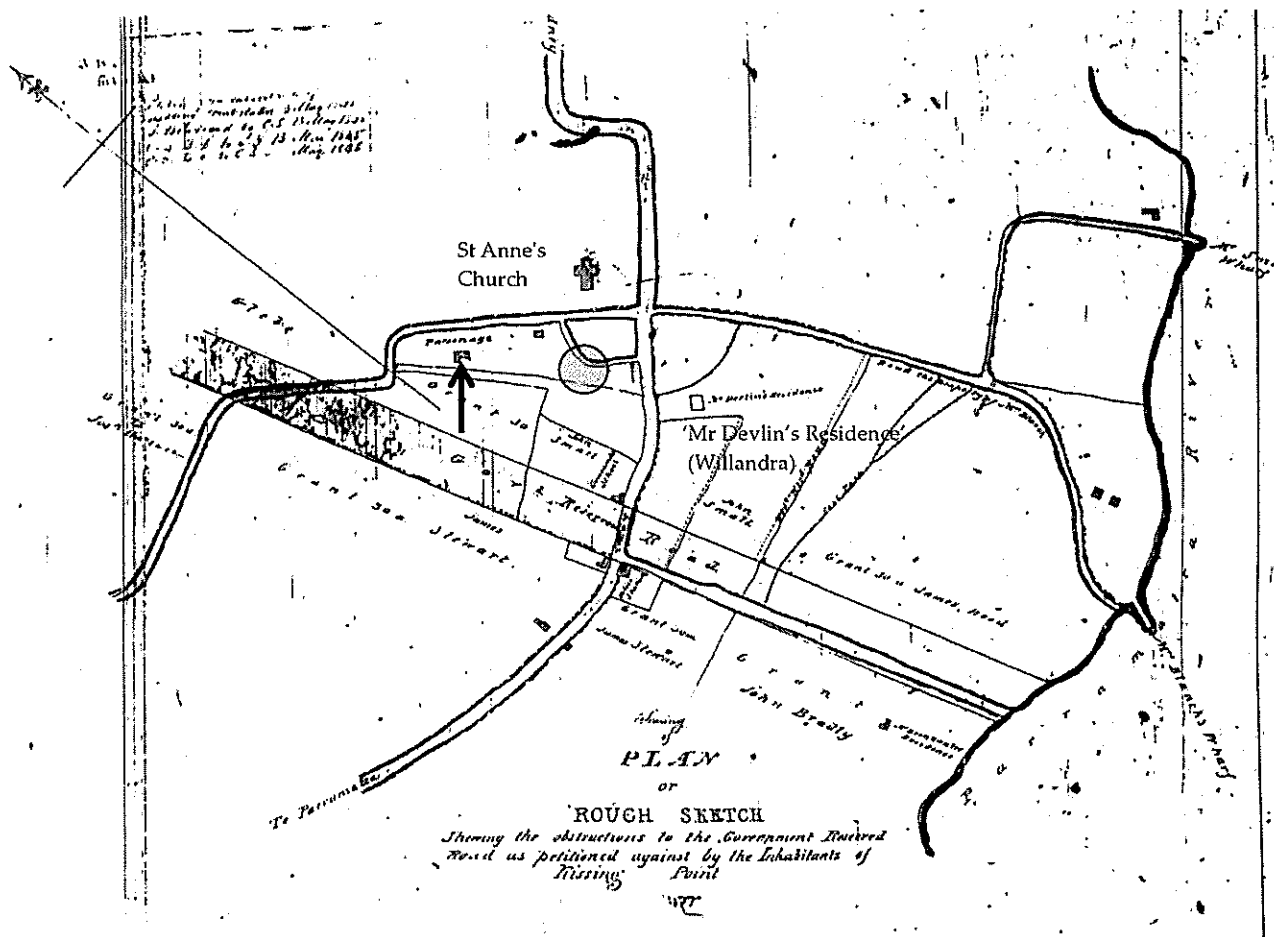


Figure 4: "Tracing of Plan shewing obstruction to the Government Reserved Road...Kissing Point" c 1845. St Anne's is located at the intersection of the roads to wharfs on the Parramatta River and the Parramatta Road (later Church Street and Victoria Road). The Anglican Parsonage is shown to the south of Church St. (Arrow added). Westward Cottage's location would be in the vicinity of the blue marker.

Source AONSW Surveyors' Sketch Books Vol 4 Fol 190 (Notes added).

³⁹ A later reference refers to him as William (alias Francis) Jones.

⁴⁰ Cobley (1989): 154

⁴¹ Benson (1992): 21

By 1825 the schoolhouse constructed in 1812 and its adjacent master's house were in disrepair. A firm decision was made to construct a chapel and schoolhouse in August 1826, with the work placed in the hands of the Rev. John Espy Keane who had charge of the Female Orphan School at Parramatta.⁴² During that month Keane had drawn up a plan of a rectangular building measuring 60' by 30' and costing between £500 and £600, according to newspaper reports. Keane's own estimates were somewhat lower.⁴³

Keane had already chosen a site on behalf of the Clergy and School Lands Corporation, and had engaged workmen to undertake the building work. The final site is indicated in Figure 5 above together with the Anglican Parsonage and Mr Devlin's Residence described below.

At this stage the site for the Church had not been agreed upon. Instead of the 30 acres held by the Corporation, the highest point in the vicinity was sought. The choice of the most prominent site in the district created a landmark and reinforced St Anne's presence in the emerging Village of Ryde which then consisted of a scatter of smallholdings.

John Small's agreement was obtained to the exchange of the northern 15 acres of this block for the northern 15 acres of the Corporation-owned John Jones grant. His conditions included a payment of twenty guineas and the construction of a house on the block in compensation for the loss of the house on the William Jones block.⁴⁴ On 26 October 1826 the Corporation agreed on the transfer, together with a payment of £20 and a payment equivalent to the value of the house Small resigned.⁴⁵ This was not accepted by Small until 2 June 1827, by which time construction was almost complete.⁴⁶

The block purchased consisted of the land now bounded by Church Street, Blaxland Road, William Street and Victoria Road.

The foundations for the stone church had been laid by December 1826 and it was open for services by July 1827.⁴⁷ The structure was a simple rectangular building with a gallery and beneath that a vestry. The building did not have buttresses but was provided with a belfry. The roof was shingled and was probably provided with gable-ends.⁴⁸ This original rectangular building forms the nave of the present church. The site was referred to variously as the

⁴² Benson (1992): 13-14

⁴³ SG 19 August 1826 and Benson (1992): 14. The only reference to the design of the structure comes from Keane suggesting that he may have designed it himself. It is not clear if the Colonial Architect made any contribution to the design.

⁴⁴ Benson (1992): 14-15

⁴⁵ AONSW 4/292 Clergy and School Lands Corporation pp. 108-109, Proceedings of the Committee 26 October 1826

⁴⁶ ?

⁴⁷ Benson (1992): 15

⁴⁸ Benson (1992): 17-19

church, chapel or school at Kissing Point, and sometimes Field of Mars. The name St Anne's was not applied until 1838.⁴⁹

3.3.2 First Wesleyan Chapel (1815-1840)

The first Wesleyan Methodist 'missionary', the Rev. Samuel Leigh, arrived in New South Wales in 1814. In 1821 the second minister, the Rev. Walter Lawry, opened a chapel at Parramatta, which became the centre for work in the region.

A Wesleyan Chapel also existed in Kissing Point at that time. It had been opened in September 1821, erected by subscription. The Sydney Gazette reported that it stood "in a very central situation so that the majority of the neighbourhood" could participate in the blessings of religious worship."⁵⁰

Kissing Point was part of the Wesleyan Church's Parramatta Circuit and, like the Anglicans, Wesleyan ministers were obliged to travel from Parramatta by horseback to preach at Kissing Point. Methodism did not employ the traditional parochial structure. Each meeting place or chapel was conducted by its band of admitted ('class') lay members, whose leaders held public services. An ordained minister superintended a 'circuit' of several meeting places, visiting them in turn, celebrating the sacrament quarterly and adjudicating on local problems. He resided in a parsonage at the principal worship centre.

3.3.3 St Anne's Anglican Church & Parsonage (1831-1848)

In 1831, Anglicans proposed to construct a separate schoolhouse enabling the existing building to be used exclusively for religious purposes. It was 1838 before this proceeded with construction of a schoolhouse on the corner of the present Victoria Road and Devlin Street.⁵¹

By 1833 the church block had been organised such that the churchyard, centred on the Church in the south-west corner of the block was separated by fences from the adjoining school garden and schoolmaster's house. The northern section of the block was reserved as cultivated land for the minister.

The issue of more permanent accommodation for St Anne's minister arose again with the arrival of The Reverend George Edward Turner in the Colony. He was to have taken up an appointment in Van Diemen's Land but was redirected to Kissing Point when the previous incumbent became seriously ill in November 1838.⁵²

Dr. Thomas Forster of *Brush Farm* explained the Reverend Mr. Turner, had just arrived in the parish and had taken "a small and uncomfortable lodging in the neighbourhood."

⁴⁹ Benson (1992): 18

⁵⁰ Sydney Gazette 15 September 1821 (Quoted by Megan Martin)

⁵¹ Benson (1992): 17

⁵² *Sydney Herald* 11 February 1839, p.1 (Quoted by Megan Martin p13)

Since Turner was "but recently married", he was, said Forster, "satisfied to put up with his resent accommodation until a suitable residence shall be built" as long as this could be finished in the ensuing year. Finding that there were doubts about the title of the glebe on which the church stood, Forster had recently purchased another acre of land from James Devlin for the intended residence. Finally, in February 1839 Forster and his fellow trustees invited tenders for the building of a parsonage.'



Figure 5: "The Parsonage Hunter's Hill" 1843 painted for the Rev G.E. Turner by Henry Curzon Allport Looking south-west across the Glebe lands - Hunters Hill, the parish name, was used in the 1840s as an alternate to the name Kissing Point Source: Courtesy of Mitchell Library

The Anglican Parsonage and its outbuildings were completed by April 1840 and the Turners immediately took up residence. In 1843, comfortably ensconced, Turner commissioned colonial artist Henry Curzon Allport to paint a watercolour of his home. The result, reproduced here as Figure 6, was nothing short of a pastoral idyll.

3.3.4 An Idyllic Pastoral Vision of Ryde (1841-1848)

In August 1841 Allport had painted a similarly idyllic picture of James Devlin's house. (Figure 7) The buildings shown in this 1841 painting are probably the original Small family farm buildings and sometime shortly after Allport painted this scene Devlin began building a new house. This house is now known as *Willandra* but was originally named Ryde House and more usually referred to as "Mr. Devlin's mansion house".



Figure 6: "Hunter's Hill looking to Parramatta. Residence of J. Devlin Esq" - August 1841
Painted by Henry Curzon Allport Source: Courtesy of Mitchell Library

Architect Clive Lucas, responsible for the restoration of *Willandra* in 1981, described it as "the archetypal colonial Georgian house."⁵³ It was built of brick with a verandah supported in Roman Doric columns of stone. Its interior joinery included much cedar from the north coast of New South Wales and a quantity of imported architectural hardware.

⁵³ Clive Lucas, "Willandra: the house on Ryde Hill", *Art and Australia* Vol.19 No. 4 June 1982 (Quoted by Megan Martin – p13)



Figure 7: "Hunter's Hill. Residence of J. Devlin Esq" - c.1844 drawn for Mr. Devlin by Henry Curzon Allport looking south-west from the opposite bank of the Parramatta River. This view shows Devlin's recently constructed mansion house to the west and St. Anne's church, without a tower, to the east
 Source: Courtesy of Mitchell Library

The building was completed by 1844 and Devlin commissioned Allport to paint a picture of the new house.⁵⁴ This picture (Figure 8) is painted from the Concord side of the Parramatta River looking south-west. It shows Devlin's house to the west and St. Anne's church, without its tower, to the east. Allport's paintings, notwithstanding their romanticism, provide a convenient depiction of the rural character of Kissing Point in the early 1840's at the very hour when James Devlin took the first step towards the creation of a township at Ryde.

3.4 The Beginnings Of Urbanization 1840-1850

3.4.1 Devlin's 1841 Subdivision

In March 1841 Sydney auctioneer Thomas Stubbs gave notice in the Sydney Herald of a forthcoming sale of building allotments at Kissing Point.' In rather florid prose Stubbs made much of the natural beauty of the area. He waxed lyrical on the pleasures of a "ramble on a fine day over the vine clad hills and orchards at Kissing Point, elevated some hundred feet above the level of the sea". He also claimed that the forthcoming subdivision was being undertaken "in consequence of the repeated and urgent applications that have been made to Messrs Shepherd and Devlin, to purchase a few allotments of land at Kissing Point"⁵⁵

⁵⁴ Mitchell Library: Henry Curzon Allport The Parsonage Hunters Hill, ZPX D86 f.20 (Quoted by Megan Martin – p13)

⁵⁵ Sydney Herald 12 March 1841, p.3 (Quoted by Megan Martin – p17)

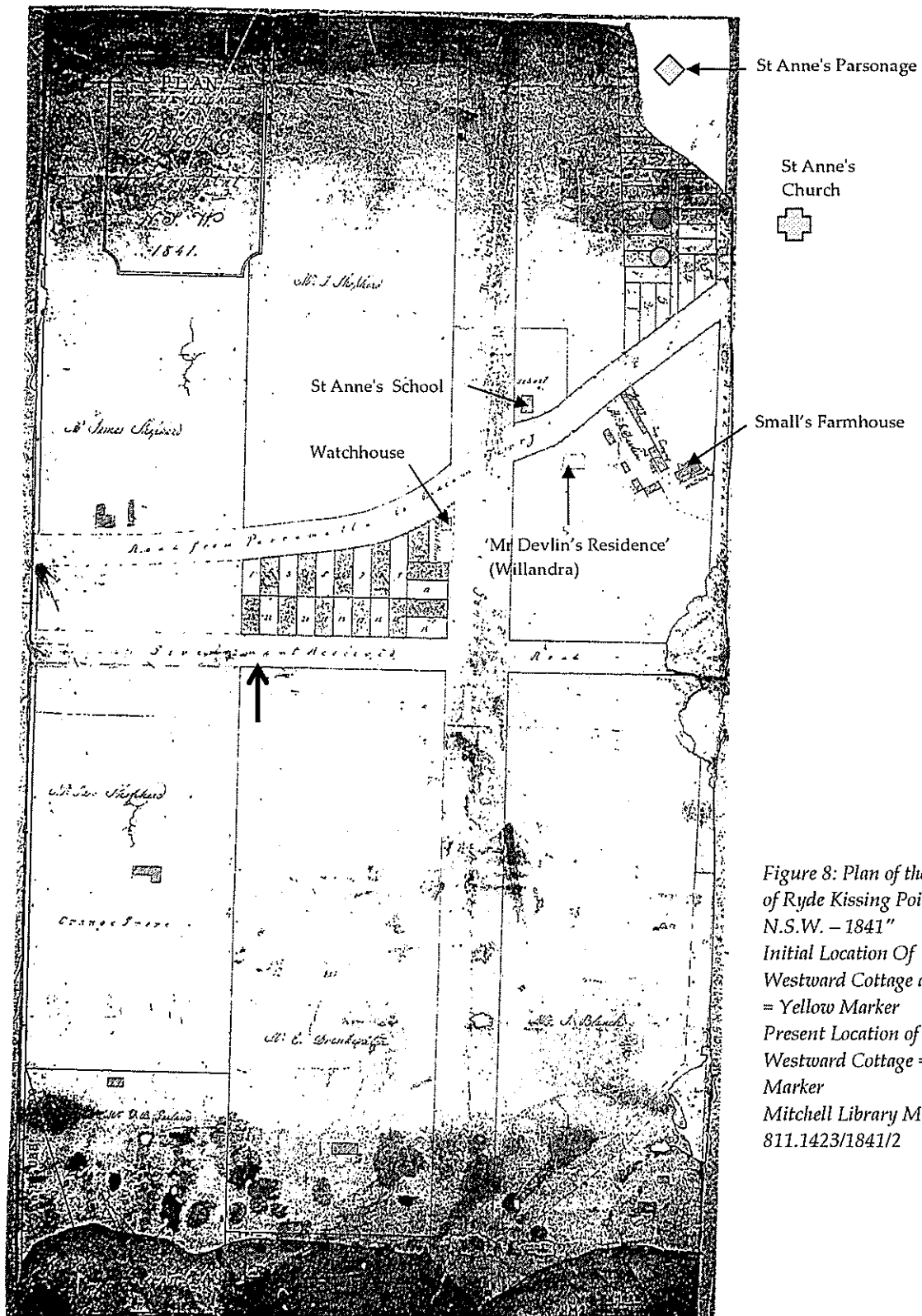


Figure 8: Plan of the Village of Ryde Kissing Point N.S.W. – 1841”
 Initial Location Of Westward Cottage at Lot 16 = Yellow Marker
 Present Location of Westward Cottage = Blue Marker
 Mitchell Library Map ZM2 811.1423/1841/2

Megan Martin states:

*"Devlin and Shepherd were described as the proprietors of East and West Ryde respectively and this description seems to be the first use of the name "Ryde" in reference to this area. Devlin's building allotments facing the Kissing Point Church would form East Ryde while Shepherd's allotments were on the direct road to Parramatta which would form the dividing line between East and West Ryde. East and West would also be intersected by "the authorised road leading to the Steam Packet Wharf, at the head of the deep navigation of the Parramatta River."*⁵⁶

The sub-divisions were described in the usual glowing terms. Mr. Stubbs was reported saying that there was "everything to encourage and ensure the growth of a very populous Town at Kissing Point." His readers would be delighted by the sight of Kissing Point's "pretty little church of a Sunday, in which the whole village meet together, with their best faces, and in their cleanliest habits, and to hear their good pastor the Rev Mr. Turner". There was, he said, "an excellent school for the education of children and a police establishment for the protection of property".⁵⁷

The article reassured prospective purchasers that transport would not be a problem since "Mr. Manning's beautiful steam boats" came four times a day to Kissing Point. There was an offer of free access to building materials from the vendors' lands adjoining the subdivision. This included stone, loam, brick-earth, water and wood to burn bricks.⁵⁸

The sale was held on April 5 1841 and was reported in the *Australian* the following day. Mr Stubbs proved eloquent on the advantages of Kissing Point and "adduced many cogent reasons to the satisfaction of his audience that however scarce cash is, or may be, nothing in this colony remunerates so well for the outlay of capital as land."⁵⁹

While all seventeen lots of Devlin's 'East Ryde' subdivision were reportedly sold at prices ranging from £34 to £170, the worsening economic conditions ultimately meant that several purchasers were unable to complete the purchases.

At least one of the plans exhibited by Mr Stubbs has survived. This map, included above as Figure 9, is titled 'Plan of the Village of Ryde Kissing Point NSW 1841'.⁶⁰ It indicates the location of existing buildings in the immediate vicinity of the proposed subdivisions. These include the watchhouse, the school, two residences for Isaac Shepherd and the residence of James Devlin. Devlin's old house from his father-in-law James Small is shown with its outbuildings

⁵⁶ Megan Martin – "Report on the history & significance of Westward Cottage" June 1994 P 17

⁵⁷ Megan Martin – P 17

⁵⁸ Megan Martin – P 17

⁵⁹ *Australian* 6 April 1841, p.2 (Quoted by Megan Martin – p17)

⁶⁰ Mitchell Library map ZM2811.1423/1841/2: *Plan of the Village of Ryde Kissing Point N.S.W. 1841* (Quoted by Megan Martin p18)

including a store, bakery, stables, blacksmiths' and wheelwrights' shop. Devlin's household at the time of the 1841 census was substantial, comprising 23 people, including Devlin and his wife, four children, five "mechanics and artificers", eight "gardeners, stocks en and persons employed in agriculture" and four "domestic servants". Six of the fifteen males in the household were assigned convicts and one was a ticket-of-leave holder. Two of the women were also assigned convicts.

While Devlin's 'old' house at that time was timber, Turner's house was brick, his household comprising eight males and three females, including three domestic servants and two gardeners. Two of the household were assigned convicts.⁶¹

Devlin's subdivision centred on a new street called Turner Street in honour of the newly-resident parson. The name Ryde probably was adopted as a mark of respect to the Reverend Turner's wife Mary who was a native of Ryde on the Isle of Wight.⁶²

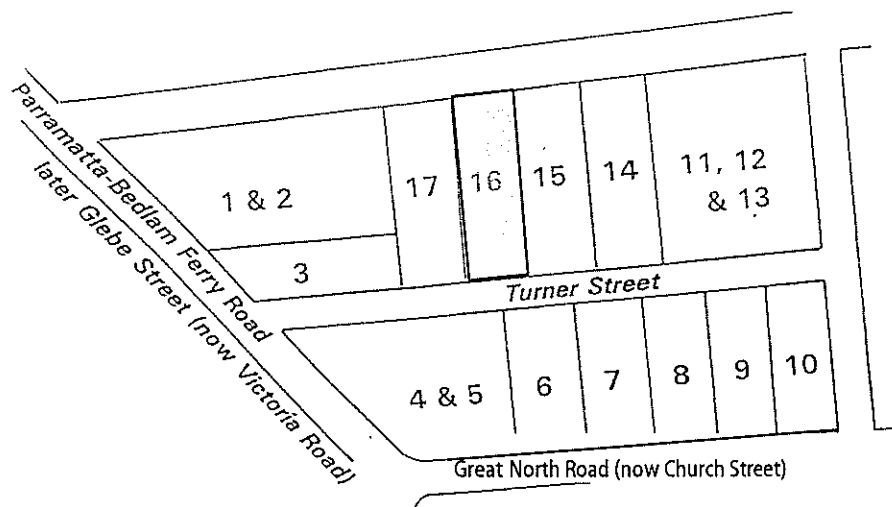


Figure 9: Tracing showing Devlin's "East Ryde" subdivision. Source Megan Martin.

Devlin's "East Ryde" subdivision is shown in the sketch from Megan Martin who traces in detail the sales and building history of each of the lots in the subdivision for the nineteenth century and summarises their individual histories in her report. The detailed history of Lot 16 on which Westward Cottage was built in 1852 is based largely on that study.⁶³

⁶¹ AONSW X948 reel 2222: New South Wales - Census of the year 1841. Abstract of returns for the District of Parramatta, Parish of Hunters Hill. Return no.1028

(Quoted by Megan Martin – p18)

⁶² Megan Martin – p19

⁶³ MM

3.4.2 Westward Cottage's Lot 16-(1842-1845)

Lot 16 reportedly sold for £38 at the auction, having been knocked down to a Sydney tailor named Henry Edmondson. Edmondson found himself unable to raise the funds to complete the purchase and in November 1843 conveyed the land to Henry Murray, a carpenter from Kissing Point, who paid £25 for the allotment.⁶⁴

Henry Murray had come to New South Wales as a bounty immigrant in October 1840.⁶⁵ His bounty papers describe him as a joiner, aged 24, who could read and write and was in good health. He was a native of D Dublin where his father was a builder. Henry was living at Kissing Point by January 1 42 when he married another Kissing Point local, Margaret Bethel. Kissing Point had no Catholic church and the couple married in Sydney at St. Mary's⁶⁶ A son, William Henry, born at Kissing Point in November 1842 was likewise baptised at St. Mary's.⁶⁷

Murray appears to have set up in business as a builder. In 1844 he advertised in the Sydney Morning Herald, offering "liberal wages" for a "first-rate joiner".³⁵ He gave his address as "opposite the Church, Kissing Point".⁶⁸

See Figure 11 below.

<p>WANTED, two apprentices to the dressmaking business. Apply to Mesdames Doak and Kerr, 53, Phillip-street. 6157</p>
<p>TO BAKERS. REQUIRED for the interior, a Baker, who thoroughly understands his business. Apply to A. Foss, Pitt-street, Sydney. May 7. 6153</p>
<p>TO JOINERS. WANTED IMMEDIATELY, a first-rate joiner, to whom liberal wages will be given. Apply personally to Henry Murray, opposite the Church, Kissing Point. 6160</p>

Figure 10: Henry Murray's advertisement for joiners in *The Sydney Morning Herald* 8 May 1844.

⁶⁴ Philip Geeves, *A Place of Pioneers: the centenary history of the Municipality of Ryde*, Ryde Municipal Council, 1970, p.53 (Quoted by Megan Martin - p20)

⁶⁵ AONSW reels 1309 & 2134: Bounty immigrants per *Champion* arrived 5 October 1840 (Quoted by Megan Martin p20)

⁶⁶ NSW Registrar General: Pre-1856 marriages vol.91 no.1255 (Quoted by Megan Martin p-20)

⁶⁷ Society of Australian Genealogists reel no.7: Registers of St. Mary's Cathedral, Sydney (Quoted by Megan Martin - p 20)

⁶⁸ *Sydney Morning Herald* 8 May 1844, p.3 (Quoted by Megan Martin - p 20)

James Devlin's new mansion house Willandra had been just completed around this time. Murray may have worked on this house and perhaps anticipated other ambitious building projects in the district. His family was also growing. He and Margaret had another child in July 1844, baptised Robert Daniel at St. Patrick's Parramatta.⁶⁹

3.4.3 *Insolvency for Rich and Poor—The 1840's Depression*

Meanwhile Devlin had overreached himself financially. He was declared insolvent in July 1844.⁷⁰ Amongst his debtors was the Reverend George Turner who owed him £125 for the parcel of land which ran between the St Anne's Parsonage and the northern lots of Devlin's 1841 subdivision. Turner had contracted the debt on the day of the auction, 5 April 1841.

Devlin's other assets included 500 acres in the Kissing Point district, 1700 head of cattle running on a station on the Murrumbidgee and some cattle and a quantity of maize on another station on the Clarence River. The provisions of the Insolvency Act of 1842 allowed debtors with sufficient assets the continued use of their property if this would result in payment of their debts. Devlin's creditors obligingly released his property from sequestration and gave him two years to meet their claims⁷¹.

Things went differently for Henry Murray who was declared insolvent in October 1849 when he appeared before the Commissioner of Insolvent Estates and listed his assets. These included two allotments at Kissing Point, each with a frontage to Turner Street, with an unfinished two-room weatherboard cottage thereon worth £60, and a piece of land "fronting the road from Parramatta to Bedlam Ferry near the Flagstaff". This land in today's Gladesville, contained one acre and twenty one perches valued at £22. His furniture and wearing apparel was valued at £7 and his carpenters' tools and chest was thought to be worth £5.⁷²

Murray's debts amounted to £108. His largest creditors were James Devlin to whom he owed £54/11/6 for the two Turner Street allotments, Henry Hay of the Parramatta Road to whom he owed £10 for meat, Thomas Lea Fawcett of Sydney to whom he owed £25, and a Sydney timber dealer named George Head whose claim was not specified. He owed smaller sums to various Sydney merchants for ironmongery, lead and cedar, and to a Parramatta *nailor* for nails. He also owed money to a number of tradesmen for work done, including William Stubbs a local bricklayer and William Bateman a boatman from Bedlam Point.

⁶⁹ Society of Australian Genealogists reel no.147: *Registers of St. Patrick's, Parramatta* (Quoted by Megan Martin p 21)

⁷⁰ AONSW: 2/8753 no.1297. *Minutes of Proceedings in the Insolvent Estate of James Devlin of Kissing Point Settler* (Quoted by Megan Martin – p 21)

⁷¹ Ken Buckley and Ted Wheelwright, *No paradise for workers: Capitalism and the common people in Australia 1788-1914*, Melbourne, Oxford University Press, 1988, p.88 (Quoted by Megan p21)

⁷² AONSW: 2/8839 no.1979. *Minutes of Proceedings in the Insolvent Estate of Henry Murray of Kissing Point Carpenter* (Quoted by Megan Martin – p21)

Murray had tried to settle some of the claims against him. He had already mortgaged Lot 16 of the Turner Street land to George Head and now sold it to him outright for £12/4/1.⁷³ He offered to pay Fawcett this £12 plus £5 he had borrowed from Michael Dowdall, licensee of Kissing Point's Steamboat Inn. When Fawcett refused, Murray refunded the £5 to Dowdall and with the £12 bought £5 worth of provisions and clothing, paid £3 in legal expenses and gave £2 to his wife, leaving himself with £2.

In November 1849 a meeting of creditors directed the official assignee to sell off all of Murray's assets. The assignee noted that the allotment of land in Turner Street, on which the house was built, was not of sufficient value to meet the claim of Mr. Devlin. Since Devlin had never given Murray a title to it, Murray's deposit on the land was simply forfeited. It seems likely that the allotment in question was Lot 17.⁷⁴

The bailiff made an inventory of Henry Murray's effects. He found:

"In the front room: A chiffonier, 2 tables, a meat safe, 4 old chairs, 1 couch and seaweed mattress, 1 cupboard, 4 cups & saucers, 6 plates 3 dishes, 1 cruet stand, 1 pair of decanters, 3 salt cellars, 1 teapot, sugar basin & cream jug, 1 teatray, 2 jugs, 2 tumblers, 1 pair copper scales a carpenters tool chest containing 3 planes, 3 saws, 1 pair pincers, 3 squares, brace & 12 bits, 16 chisels, 2 gauges, 2 augers, 1 adze, 1 hammer and sundry old iron, 1 water cask, a bucket, 1 ironpot, 1 kettle, 3 knives and forks

In the bedroom: 1 bedstead, 3 seaweed mattresses, 2 blankets, 1 pair sheets, 1 counterpane, chest of drawers, toilet glass, 1 table, 2 boxes, 1 washstand and furniture, 5 pictures, and wearing apparel worth about two pounds"

The sale of these effects fetched £18/19/5 which was divided amongst the creditors in February 1850. Presumably Henry Murray, left the district. He next appears in colonial records at Castlereagh Street in Sydney at the time of his daughter's baptism in 1856.⁷⁵

George Head probably had no particular interest in Lot 16 and in February 1852 conveyed the land to Ryde farmer George Porter for £50. Porter was acting as trustee for Henry William Watts, the ten-year old son of Porter's half-sister Sarah Watts.⁷⁶

It was around this time that the present Westward Cottage was built of brick and stone as a single storey cottage with two basement rooms. The dressed

⁷³ NSW Land Titles Office: Old Systems conveyance, Book 17 No.522 (Quoted by Megan Martin – P 21)

⁷⁴ Megan Martin – p21

⁷⁵ Society of Australian Genealogists reel no.200: Registers of St. Mary's Cathedral, Sydney (Quoted by Megan Martin – p 22)

⁷⁶ NSW Land Titles Office: Old Systems conveyance, Book 22 No.382 (Quoted by Megan Martin - p22)

stone facade, 12-pane double hung windows, 6-panelled front door with fan light and the stone step, worn down over time, are all indicators of an 1850s building.⁷⁷ Sandstone projections and indented brick keys still evident on the north-eastern corner of the reconstructed cottage suggest an intention, never realised, to make the cottage part of pair.

In the process of dismantling the cottage prior to its relocation in 1992, the architects found that nearly all the 1850s timbers in the building were salvaged from an earlier building. They point out that the costs and difficulties associated with carting timber to Kissing Point in the 1850s and suggest that the timber would have been salvaged nearby possibly from Henry Murray's unfinished two-room weatherboard dwelling.⁷⁸

3.4.4

3.4.5 *Westward Cottage's Owners, Occupants and Neighbours (1852 – 1920)*

Henry Watts owned Westward Cottage throughout the nineteenth century but did not live there. He was an orchardist married in 1861 to Elizabeth Barker from Gladesville. Ten children born to the couple over the next 26 years were baptised at St. Anne's Ryde or Christ Church Gladesville and the registers of these churches consistently describe Watts as a farmer or fruitgrower." One of the children baptised at St. Anne's, Jessie Elizabeth, inherited the Turner Street property on her father's death in 1918. According to her daughter, Lennie Taylor, Jessie had been born on the Watts' family orchard called Belmore Farm, located at the intersection of North and Watts Roads in Denistone East." A street alignment map made in 1888 shows that Henry Watts also had land in William Street Ryde.⁷⁹

Westward Cottage was tenanted and its earliest occupants may have been stonemason Frank Wilson and his family. Lennie Taylor believed that later another stonemason named David Hartland lived in the cottage while he helped build the Wesleyan parsonage just down the street." Hartland was Henry Watts' brother-in-law.

The thirty years between Wilson and Hartland remain a mystery. Sources of evidence for the nineteenth-century occupation of Westward Cottage are scant. From 1875 to 1883 Sands' Sydney & Suburban Directories included an alphabetical list of Ryde residents which sometimes give references to address. Otherwise the earliest street directories for Ryde begin with Sands' in 1884 and Fuller's Central Cumberland Directory Yearbook and Calendar in 1885.⁸⁰

⁷⁷ Conversation with Wayne McPhee and Natasha Guilbaud of McDonald McPhee, Architects & Urban Planners Pty Ltd, June 1994 (Quoted by Megan Martin – p22)

⁷⁸ Wayne McPhee Op. Cit. p 9 (Quoted by Megan Martin – p22)

⁷⁹ MM 87

⁸⁰ Megan Martin - p22

3.4.6 Turner Street Occupancy – Sands Directory Summary (1886-1932)

Table 2 below shows Information collated from Sands Directories. The information for some years is confusing in that the occupants were listed in no particular order. Some years for the Sands' directories were also missing, for some years there were only partial listings.⁸¹

Street listings commence for this part of Ryde in 1886. The symbol >? indicates that the person listed may have been resident on one or either of the two adjoining properties. The Wesleyan Parsonage was sometimes listed as 18 Devlin Street rather than Turner Street.

Table 2: Occupants in Turner Street 1886 – 1932 – Prepared by Graham Wilson.

	12 Parsonage	10	8	6 Westward	4	2
1886	Clifton, Rev John	Rothbury, William R.	Goulding, Henry	D'Arcy, Michael	McManus, Bernard	Harrison, Thomas
1887	"	"	"	"	"	Small, Edward S.
1888	?	"	"	Junger, Otto (laundry)	Bailey, Sarah	>?
1889	Carruthers, Rev. J E	Rothbury, William R.	Bailey, Sarah	"	Thomas, Charles	Wyatt, Daniel
1890	"	"	"	"	"	"
1891	"		"	"		"
1892	Taylor, Rev J G M		"	"	Roberts, Joseph A	>?
1893	"		"	"		
1894	?		"	Wilson, Thomas	Humphreys, William	Payce, Samuel
1895	?			"	"	
1896	Moore, Rev J W		"	"	"	
1897	"	Thomas, W	"			
1898	Beale, Rev W H	Kirby, Ann	"		Englehart, J	
1899	"	"	Black, John B	Frazer, Thomas	Englehart, Mrs W A G	Englehart, Guy
1900	"	"			"	"
1901	Bourne, Rev W E	Burns, Ann		Kirby, Ann	"	"

⁸¹ GW

	12 Parsonage	10	8	6 Westward	4	2
1902	"	"		"	"	"
1903	Bourne, Rev W E	Burns, Ann	Black, John B	Kirby, Ann	Englehart, Mrs W A G	Englehart, Guy
1904	Taylor, Rev J G M	"	Fitton, Joseph	"		"
1905	"			"		
1906	"	"	Flynn, Edward	"		
1907 *	Bowes, Rev Reginald B		Kirby, Ann	Jupp, William	Burns, Sarah	Fathers, William
1908	"		"	Routley, Arthur		
1909	"		"	"	Leedham, William	O'Connor, William
1910	"		"	"		"
1911	Crosby, Rev E E		"	"	Simpson, Thomas J	>?
1912	"		"	"	Bates, Denis	Morgan, Alfred
1913	"		"	Coleman, Arthur B	Marshall William B	"
1914	?			"		
1915	Lane, Rev Benjamin		"	"	Symonds, James	"
1916	"			Price, Ashton		
1917	"			"		
1918	Howard, Rev W H	Cook, George J	Gibson, John	"	Armstrong, Clarence	Wills, John
1919	"	"	"	"	"	"
1920	"	"	McFarlane, Malcolm A.		"	Howe, George
1921	?	"	"		"	"
1922	?	"	"		Herbert, John	"
1923	?	"	"		"	"
1924	?	"	Trindall, Ira	Taylor, Michael	"	"
1925	?		"	Taylor, James		
1926	?		"	"		

	12 Parsonage	10	8	6 Westward	4	2
1927	?		"	"	Stewart, A H	Metcalfe, Edward
1928	Willard, Rev W G		"	"	"	
1929	"		Wilson, David	"	Haddon, Robert	
1930	"		"	"	"	
1931	Somerville Rev J H		"	"	"	
1932	"		"	"	"	

Sands' directories list bootmaker Thomas Collis in Turner Street from 1875 to 1879. Residents in 1882 include fisherman William Adams and brickmaker John Cox. Five households are shown in Turner Street in 1884, one of which was that of Thomas Harrison who owned lots 14 and 15. The others were Henry Goulding, Bernard McManus, Mrs Johnstone and Mrs Follington. In the 1880s both Goulding and McManus worked as day labourers for Ryde Council, mostly employed on road making.⁸² From 1888 to 1893 a man called Otto Junger is listed in Sands' as operating a laundry in Turner Street.

The 1888 street alignment map shows "O. Junge" as the occupier of the property owned by Henry Watts in Turner Street and thus identifies him as Westward Cottage's tenant at that time. The Junge household comprised 2 males and 3 females and was one of six listed in the 1891 census for Turner Street. The largest household in 1891 was the Ryde Circuit Wesleyan Parsonage, occupied by the Reverend James G. Carruthers, with 4 males and 7 females. Notwithstanding the imposing presence of the parsonage, it seems apparent that Turner Street was a working-class street by the late nineteenth-century.⁸³

It was not until after Henry Watts' death in 1918 that a member of the Watts' family lived in Turner Street. This was Henry's daughter Jessie Taylor and it was Jessie who gave the cottage its name Westward.⁸⁴ Lennie Taylor was the descendant of a pioneering family blended by hardship from the earliest days of settlement at Kissing Point in 1892 and connected with Westward Cottage in Turner Street for 130 years.

⁸² Megan Martin - p90

⁸³ Megan Martin - p22

⁸⁴ Megan Martin - p22



Figure 11: Sarah Watts b 1800 d 1872
RLSC (Provided by Lennie Taylor)

3.5 Weavers, Porters, Wicks and Watts Outline of a Pioneering Family

The compelling story of the blended family of the Weavers, Porters, Wicks' and Watts is not without contradictions and mysteries dating as it does to events beginning in the murky past of Georgian England.

This family had its origins in the first "Eastern Farms" grants made at 'Kissing Point' as Ryde was first known. Sarah or "Sally" Weavers was part of a remarkable pioneering family whose members variously survived the hardships and privations of apprehension, trial, transportation, shipwreck, "native attack", harsh conditions, disease, infant mortality and the tragic loss of many of its members in an isolated settlement.

Born to James Weavers and Mary Hutchinson in 1800 she was raised as part of the blended family of Mary and Richard Porter following the tragic deaths of their respective spouses, Ann Hutchinson and James Weavers who were buried within one day of each other in 1805.

Mary Hutchinson and her older sister Anne had been transported for stealing the belongings of Ann Body⁸⁵ whom they had offered convenient lodgings at St Giles, a disreputable quarter of London. The value of the property stolen was 39 shillings and Ann and Mary were sentenced to transportation for

⁸⁵ Judith MacLeod - *"Not without comforts and hopes - James Weavers, Richard Porter, Ann & Mary Hutchinson, Sarah Weavers, Robert Wicks - Some Pioneers of Ryde and North Ryde"* 1986 p-16

seven years⁸⁶ arriving on the "Mary Ann" a transport with 150 female prisoners on board which had been sent ahead independent of the Third Fleet.⁸⁷

James Weavers was from Suffolk and had been convicted to be executed for "breaking into a shop and stealing therout two pieces of callico"⁸⁸ Reprieved with a sentence of transportation for life, described as a farmer, Weavers embarked on the "Guardian"⁸⁹ which after taking on provisions at Capetown was crippled by striking an iceberg in the Southern Ocean. With its rudder gone, the majority of the crew set off in five boats. About 60 people including convicts, remaining crew and a few officers under the Captain Edward Riou managed to nurse the vessel back to the Cape via Madagascar. This required pumps to be manned in shifts continuously for nearly nine weeks.⁹⁰

The ship having sunk after arriving, the surviving prisoners joined the Second Fleet with James Weavers arriving on the "Surprize". Returning to England, Captain Riou had made representations on behalf of the surviving prisoners resulting in instructions from Lord Grenville, Secretary of State to Governor Phillip giving authority to pardon, at his discretion, those who had maintained their orderly behaviour, with the proviso that they remain abroad. James Weavers was one of thirteen convicts emancipated on this authority.⁹¹ Those pardoned were soon granted land, in a colony desperate to ensure its ability to produce food. Weavers and a fellow survivor of the Guardian, William Careless were the first to hold grants of 30 acres at Kissing Point.

Richard Porter had also been sentenced to death with the sentence commuted to transportation for life. He was transported on "the Scarborough".⁹² Richard may have earned his "ticket of leave" through having accompanied Colonel Paterson on an attempt to cross the Blue Mountains in 1793. It is recorded that he married Ann Hutchinson and was granted 30 acres next to Blaxland Road. Mary was assigned as a woman servant to James Weaver and soon formed a liaison producing a number of children of whom James, Enoch and Sarah survived.⁹³ None of Richard and Anne's children survived.

James Weavers was granted a further 100 acres in North Ryde and in addition purchased the 60 acre grant of Jane Wood. The Porters had sold their farm in December of 1804, having cleared and built a "weather-boarded and shingles House" and they were probably working with the Weavers.⁹⁴

⁸⁶ Judith MacLeod - p 18

⁸⁷ Judith MacLeod - p 21

⁸⁸ The Bury & Norwich Post 4 April 1787 - Quoted in Judith MacLeod p1.

⁸⁹ Judith MacLeod - p 6

⁹⁰ Judith MacLeod - p 8-9

⁹¹ Judith MacLeod - p24-25

⁹² Judith MacLeod - p 5

⁹³ Judith MacLeod - p 29

⁹⁴ Judith MacLeod - p 35

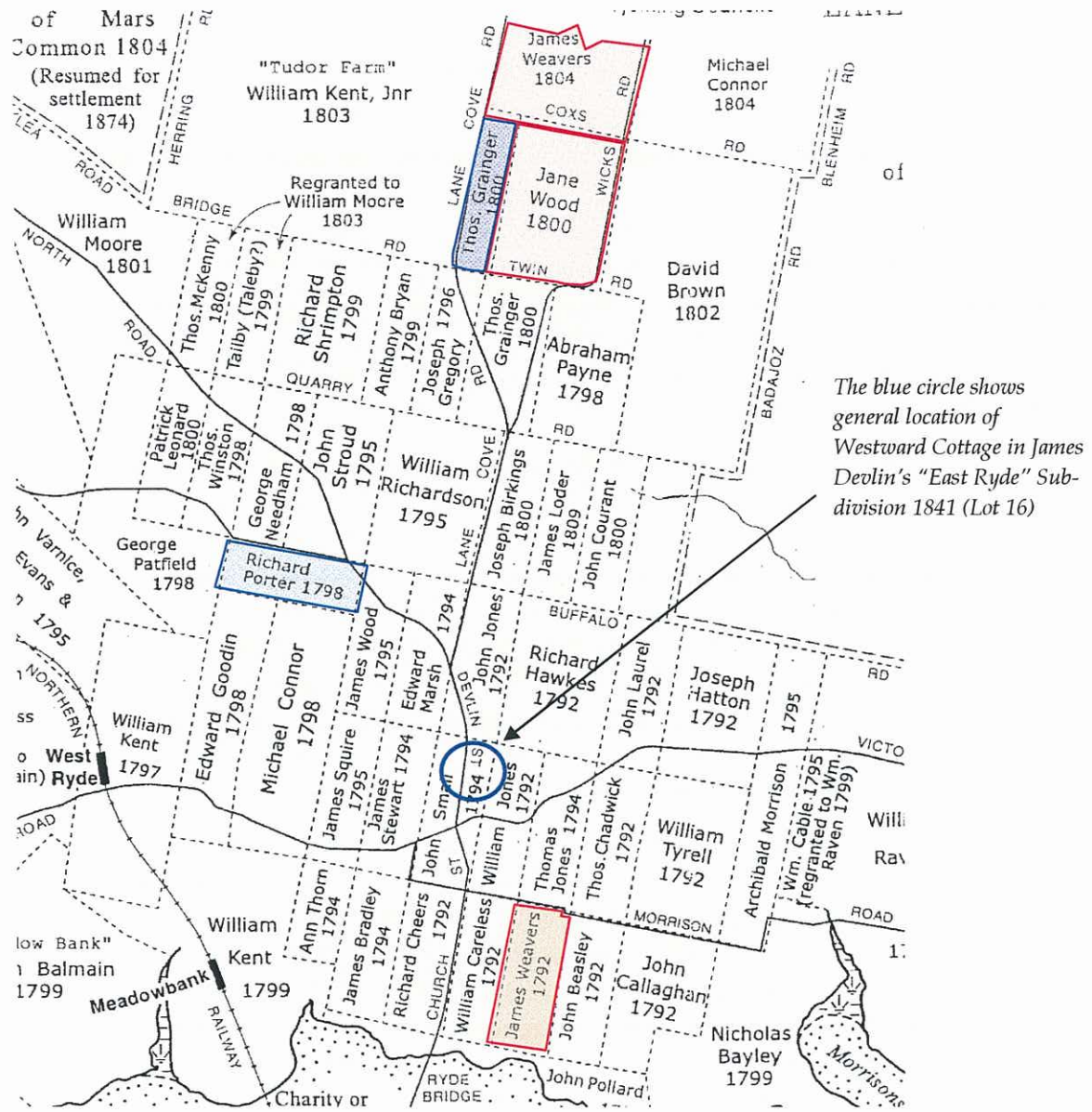


Figure 12: Original Land Grants - Ryde 1792-1809 Ryde District Historical Society Inc.

Drawn By George Elliot 2001 Tints added to indicate locations of grants and lands purchased by James Weaver &, Richard Porter. Also shown is the Grainger Grant purchased by Robert an Sarah Wicks in 1825. The blue circle shows general location of Westward Cottage in James Devlin's "East Ryde" Sub-division 1841 (Lot 16).

As related earlier, James Weavers and Ann Porter were buried within a day of each other. A subsequent petition on behalf of Enoch Hutchinson indicates the James at least died as a result of an attack "by the Natives". His will acknowledged Mary as his wife and mother of his children and she was granted "Letters of Administration"⁹⁵. It seems almost inevitable that Richard and Mary would be brought together by their mutual tragic circumstances. Indeed they formed a close bond, with children following leading to their marriage at St

⁹⁵ Judith MacLeod - p 36

Phillip's Church, Sydney in 1811. Of Mary's children with James Weavers, only Sarah "Sally" survived to marry and have children.

Unlike her parents, she received some education at the Orphan School in Sydney before being assigned as a servant 'apprenticed to Mr Allen". It is unclear how she was trained but evidently developed skills as a nurse and midwife before marrying the unlikely choice of Robert Wicks (or Weekes). He was some 30 years older than her and had not fared well as a transported convict, coming to the attention of the authorities on a number of occasions.⁹⁶ Having married Sarah and with two sons and been assigned to her step-father Richard, Robert petitioned and received a conditional pardon in 1820. Her brother James having drowned in 1816, Sarah and Robert took over his inherited land, adding to it sometime later Weavers' original 30 acres on the River.

On Robert's death in 1837 Sarah remarried. William Watts was the father of her son Henry but proved a disappointment. She was now a woman with considerable property and not inclined to tolerate his preference for spending time at the public-house. She reportedly paid his passage back to England to be rid of him.⁹⁷

Sarah survived to earn the respect of Ryde as "friend, nurse, midwife, spiritual advisor and business woman" and her coffin was carried in relays by the men of the district from her cottage in North Road to her funeral service at St Anne's. She had died returning from a visit to a sick neighbour at the age of 72.⁹⁸ Through the latter part of her life she had progressively transferred her various holdings to her children as they married and started families of their own. One provision was the purchase of Lot 16 Turner Street in trust for her youngest Henry Watts, then only 10 years old. A cottage was built and she intended to move there in her declining years to be closer to St Anne's.

Though not occupied by family members until the early 1920s when it was slightly enlarged, the house remained with descendants of Sarah Watts until 1976 when it was sold to the Halvorsens who added further additional rooms and renovated the house retaining the majority of its original fabric. Following its identification for demolition by the RTA in the early 1990s, The Ryde District Historical Society was instrumental in its advocacy for Westward Cottage as the last surviving worker's cottage in the Ryde Village precinct.

Relocated jointly by the RTA and the City of Ryde and reconstructed in its 1850s form as a modest worker's cottage, Westward Cottage is a tangible reminder of The Village of Ryde at that point which marks the end of the long period of extreme privations and hardships experienced by the district's pioneering families.

⁹⁶ Judith MacLeod - p 55-56

⁹⁷ Judith MacLeod - p 65

⁹⁸ Judith MacLeod - p 68

3.6 Consolidation and Growth of Ryde Village (1840- 1860)

3.6.1 The Wesleyan Chapel Developments in Turner Street

Two new Wesleyan chapels were built at Parramatta in 1838-9. Expansion to the north took place in the later 1840s, with chapels at Castle Hill (1846), Dural (1846), Baulkham Hills (1848) and the new chapel Kissing Point or Ryde (1848), the Wesleyan Methodist Parramatta Circuit was expanding. The Rev. Nathaniel Turner reported in 1850 that 'the assemblies in our neat little Chapel (at Ryde) have been delightful ... The Society has been doubled. The new convents are chiefly from among the young'.⁹⁹

The land for the Wesleyan Methodist Church, Lot 9 in Turner Street was donated and in September 1848 the Sydney Morning Herald reported on the laying of the foundation stone for a new Wesleyan Chapel at Kissing Point.¹⁰⁰ It was to be built of stone to replace the 1821 timber building which had gone to ruin. The land on which the old building stood was to be set aside for a burial ground, a plan which did not eventuate.

The 1848 chapel was built facing Turner Street and twenty years later was itself replaced by a new and larger building fronting Church Street. The Sydney Morning Herald reported in May 1870 that the stonework of the new chapel had been finished and that the building was a "very neat and substantial piece of work." From 1871 to 1879 the old chapel served as the first Council chambers for the Municipality of Ryde which was proclaimed in 1870 after residents of the district had spent more than a decade petitioning the colonial government for this status.¹⁰¹

⁹⁹ KC

¹⁰⁰ KC MM

¹⁰¹ MM 76

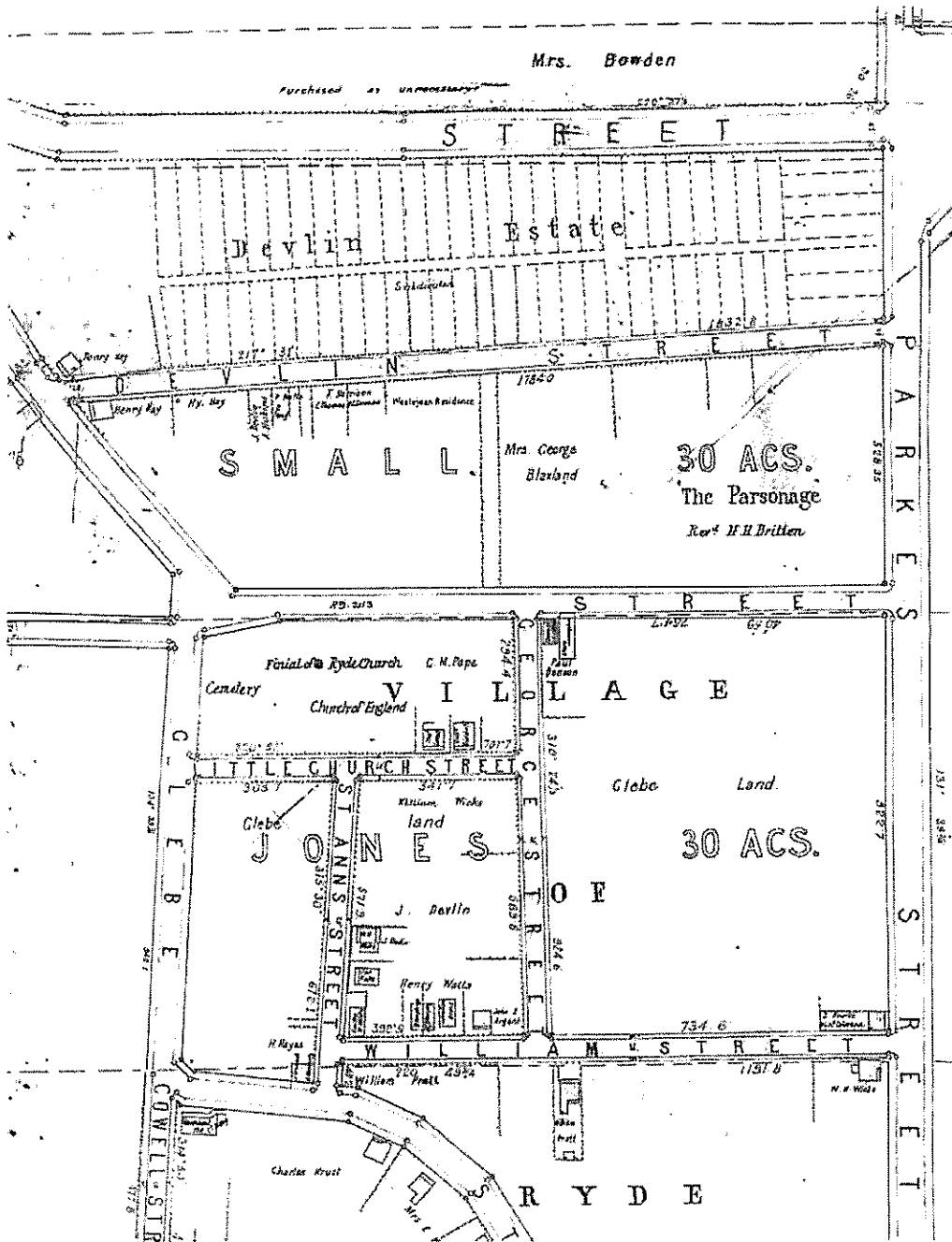


Figure 13: Tracing from plan of the survey of roads and streets in the Municipality of Ryde County of Cumberland Dept of Lands, Roads Branch 3 January 1888

Another stone building had been built a year earlier on Lot 10. This was the Oddfellows Hall which had opened in December 1869. The Herald reported this event too, noting that the building was decorated with "very neatly made wreaths and festoons of shrubs and flowers" and that a band had come from Sydney by steamer for the occasion.' The land for the Hall had been sold to the Oddfellows' Trustees in 1867 by a Ryde landowner named James Hillyer himself had paid Devlin £20 for the land in 1860.¹⁰²

Lots 11, 12 and 13 remained in Devlin stewardship until March 1884 when Susannah Devlin, widow of James, conveyed them to the Trustees of the Wesleyan church for £211 for the purpose of building a residence for the Wesleyan minister. 83 The Cumberland Mercury of reported in November 1884 that the parsonage was approaching completion and was in "a very good position ... two stories in height, with verandahs and balconies, built of brick and cement." The rooms were "large and lofty" and the building commanded "an extensive view to the westward".¹⁰³

3.6.2 Subdivision of the St Anne's Church Glebe Lands - 1858

In March 1858 the Bishop of Sydney appointed new trustees to St. Anne's Church and licensed them to lease the glebe lands. Surveyors Weaver and Kemp drew up a plan of subdivision for the land and the designated allotments were offered for lease for a period of 99 years. This plan follows as Figure 14.

Subdivision created a street pattern comprising Gowrie (formerly George) Street in the north and the line of Little Church (formerly Church) Street as far as St Anne's Street in the east. The southern block formed the churchyard; in the north-west. A block leased to George Pope contained the Post Office with an empty block in the north-east. A weatherboard cottage was added to the northern side of the post office by c.1862.

In c.1863 Pope constructed the stone Court House, to the south of the Post Office, which was sub-let to the Department of Justice.¹⁰⁴ This was joined in 1896 by a weatherboard registry office added to the southern side of the Court House¹⁰⁵. The registry office continued to function until 1955, and was demolished in 1968.¹⁰⁶

Together these formed the core of the Village of Ryde with St Anne's Anglican Church situated as the most prominent landmark at the intersection of the roads from Parramatta and from the wharf at Kissing Point to the south.

¹⁰² MM 78

¹⁰³ Cumberland Mercury 29 November 1884, p.3 (Quoted by Megan Martin)

¹⁰⁴ The Colonial Architects correspondence contains references to the structure between 1863 and 1866 but no measured drawings.

¹⁰⁵ The structure is not mentioned in the Sands Directories prior to 1897.

¹⁰⁶ Benson (1992): 50

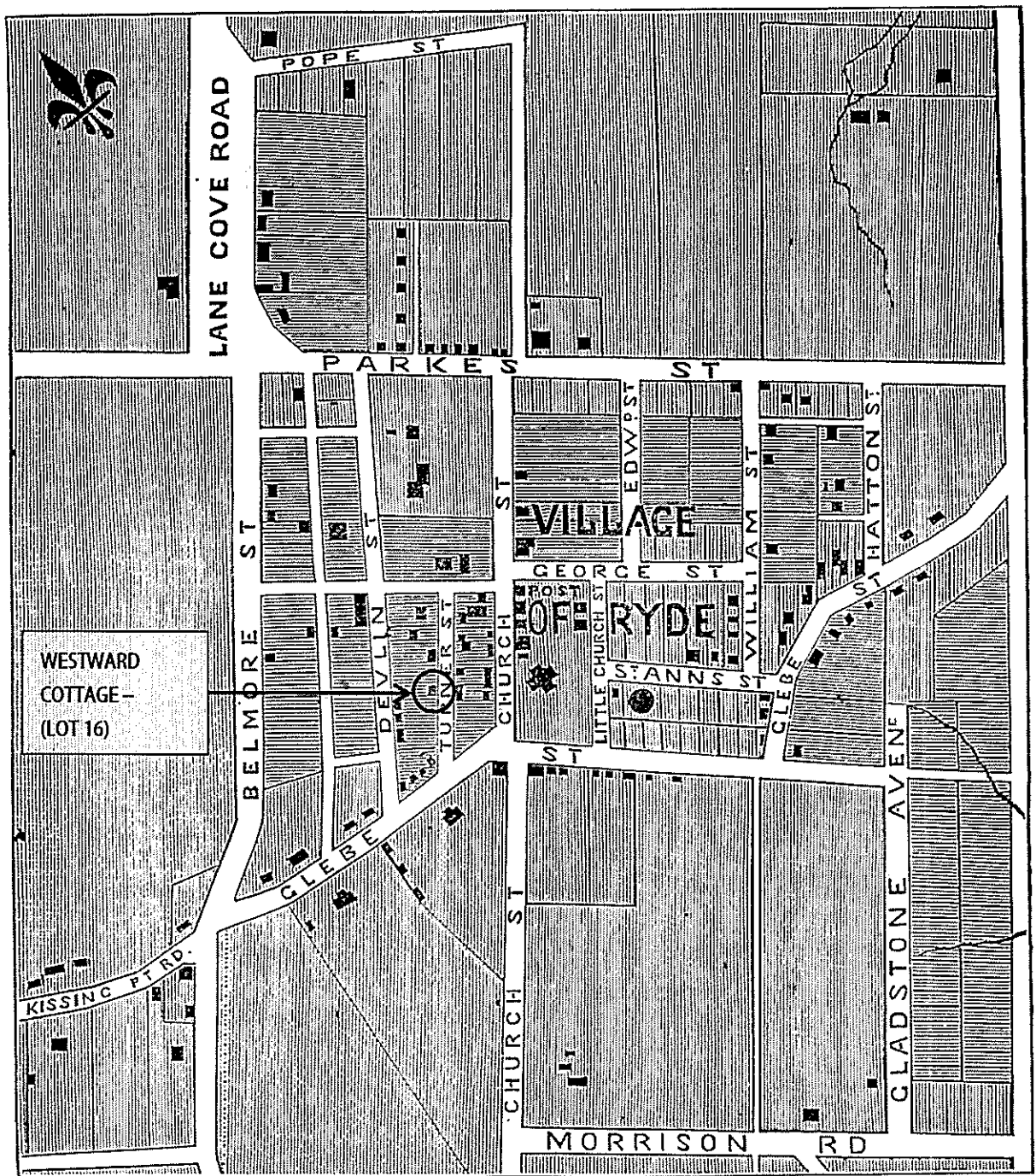


Figure 14: Plan of the Village of Ryde in 1895 – engraving by Arthur Collingridge from “Ye olden outposts posted up to date. No 1: Ryde , and its environs, from the year 1791 to the year 1895” Source: “Progress” Vol 1 No 2 1895. Westward Cottage is circled

3.6.3 New Bridges - Increasing Pace of Ryde's Development in the 1880s

Development of the Ryde Village was generally slow proceeding gradually through to the 1880s. This was no doubt influenced by the isolation of Ryde from main transport routes. The area continued to be served mainly by



Figure 15: Gladesville Bridge completed 1881
Source: RTA a654007r.

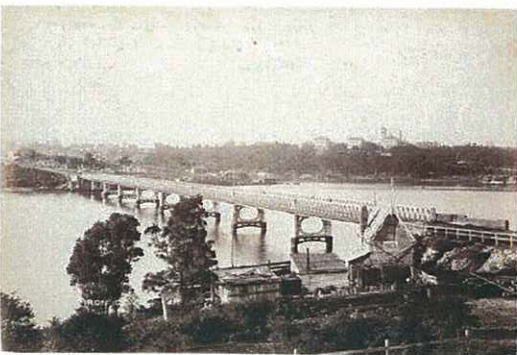
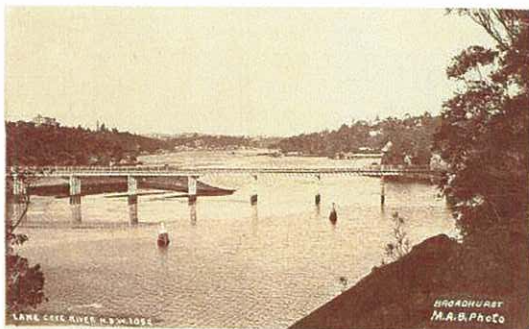


Figure 16: Iron Cove Bridge completed 1882.
Source: RTA a654006r.



road from Parramatta and from the 'Bedlam' ferry at Gladesville and the 'Great North Road' ferry crossing, now Ryde Bridge.

This persisted until, following considerable public agitation, Ryde was finally connected to Sydney by Road through the joint construction in 1881 & 1882 respectively of the first Gladesville and Iron Cove Bridges¹⁰⁷. This was followed in 1885 by

connection to Lane Cove by completion of the first Fig Tree Bridge across the Lane Cove River¹⁰⁸. The three bridges which reduced Ryde's isolation in the early 1880s are shown in Figures 16, 17 & 18.

Even following the extension of the electric tramline from Leichhardt via Drummoyne completed in 1910, the journey from Sydney would take just over an hour.¹⁰⁹

Figure 17: Fig Tree Bridge completed 1885
Source RTA a105466r

¹⁰⁷ RTA "Bridge Types in NSW – Historical Overviews" P 82

¹⁰⁸ Lane Cove History

¹⁰⁹ RTA Heritage & Conservation Register - Item No 4310588

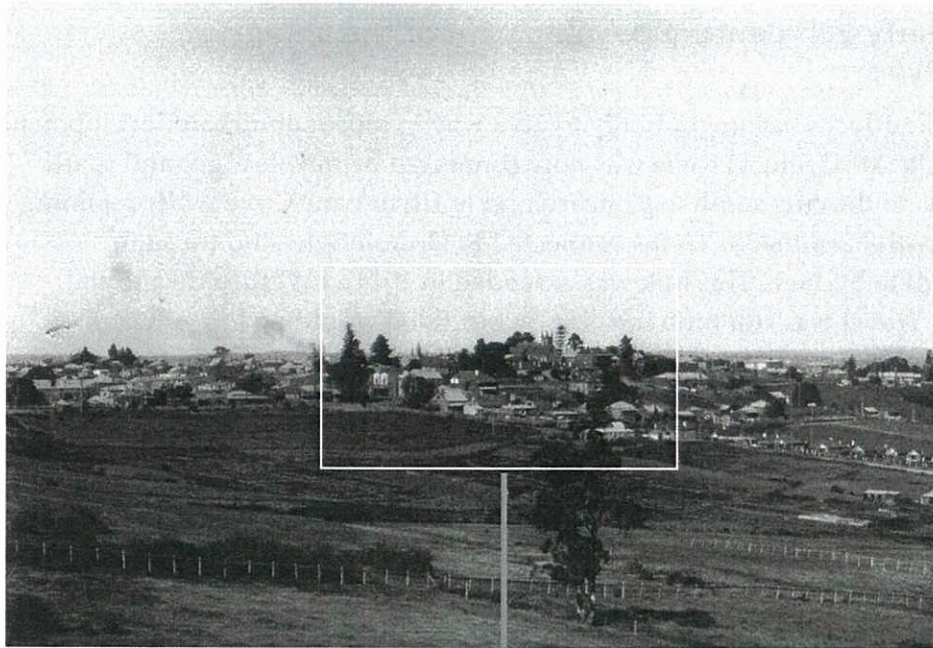


Figure 18: Early 20th Century view from the north-west shows the Village of Ryde as a rural township situated on a local prominence, growing along a network of local roads surrounded by farms and paddocks.



Figure 19: Inset detail shows the Westward Cottage circled. The former Wesleyan Parsonage is indicated with the yellow arrow. It forms part of a group of Wesleyan Church buildings with St Anne's visible on the skyline behind. The orange arrow points to former Wesleyan Chapel which was used during the 1870s as the first Ryde Council Chambers.

3.7 Early 20th Century Development of the Village of Ryde

Paddocks began gradually to give way to more sub-urban development in the early 20th Century. Ryde was now connected by new bridges and roads eastwards to the city; south to Concord and north to Lane Cove while retaining its links with Parramatta. Trams connected to Drummoyne and through Leichhardt to Sydney. This link was extended in 1914 to West Ryde and the Railway. Travel was still time consuming but Ryde would no longer be an outpost isolated from the Sydney's commercial centre, accessible mainly by water. Instead it would become an important junction on a second major road connecting Sydney to Parramatta – Victoria Road.

As Victoria Road was formed from various unconnected local roads, pressures developed for realignment at the main junction between the new western link road and what was originally envisaged as the "Great North Road".

The junction of Victoria Road with Church Street was aligned several times. In the 1930s this widening saw the demolition of several houses fronting Devlin Street. Victoria Road was also widened a number of times. In the 1950s this saw the resumption of part of St Anne's churchyard, requiring an Act of Parliament.



Figure 20: View of St Anne's from the north-east showing early 20th Century housing progressing along William Street in the foreground.

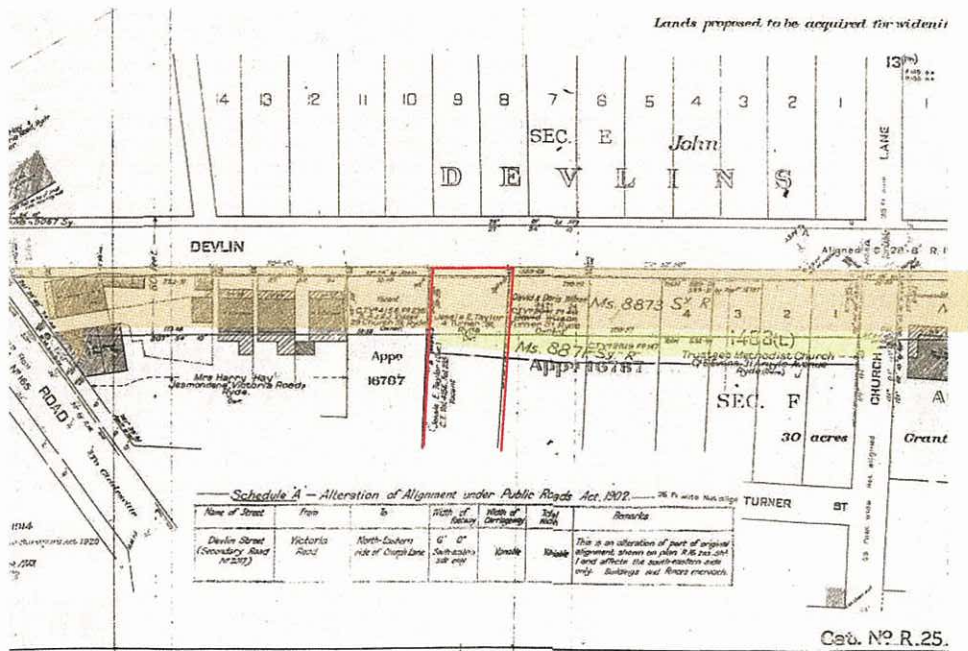


Figure 21: DMR Road widening of Devlin Street from 40 to 80 feet in width in C 1935 is shown in tan. This involved the demolition of houses fronting Devlin Street. Westward Cottage's boundary is outlined in red. It was then owned by Jessie E Taylor. An embankment required the easement over truncated properties (shown in yellow).

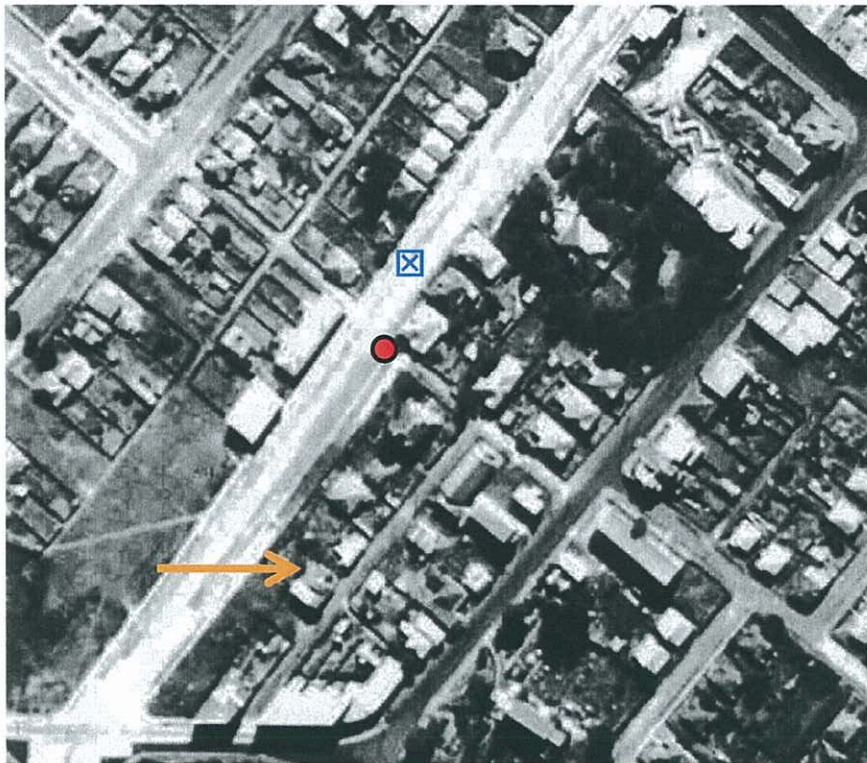


Figure 22: DMR Aerial Photograph C 1943 showing the effects of the road widening of c 1935. Westward Cottage is arrowed. Note the three houses which project beyond the street alignment (at X). Church Lane was still connected to Devlin Street. (at "O")

3.7.1 *The Devlin Street Underpass & Restoration (1989-2000)*

The RTA had long planned further upgrading of the intersection of Devlin Street and Victoria Road, and in preparation wrote to Ryde Council in March 28th 1989 foreshadowing its intentions for acquisitions of properties facing Devlin Street to enable “the provision of a dual right turn bay for traffic turning south in to Church Street.”¹¹⁰

In July of 1990, the City of Ryde established a “Civic Precinct Redevelopment Task Force that recommended the undertaking of an “Historic Village of Ryde” project. No further resources were committed beyond the preparation of the concept. Amendments to Council’s Section 94 Contributions Plan No 1 subsequently allowed for the acquisition of some properties towards the realization of this concept. This eventually provided a method of funding the acquisition of surplus properties affected by the RTA’s “Devlin Street Underpass” project.¹¹¹

One property affected was Westward Cottage located at No 6 Turner Street. Its proximity to the roadworks required its demolition despite having been identified in the RTA’s environmental studies as being a rare surviving workman’s cottage dating from the early 1850s. This view was supported strongly by the Ryde District Historical Society which argued for preservation of Westward. The City of Ryde proceeded to purchase this property from the RTA in 1992 for \$215,000 on the basis that it be dismantled and reconstructed at No 8 Turner Street.¹¹²

The RTA had also acquired No 12 Turner Street, the former Wesleyan Parsonage. This had been built in 1882 and occupied by the church until 1952. It has since been divided into a series of small flats and, at the time of its sale by the RTA was “in very poor condition and extensively damaged by fire, vandalism and a general lack of maintenance”. The City of Ryde purchased it in 1997 for \$275,000 to ensure that it was not demolished for redevelopment following its disposal by the RTA.¹¹³

On 7th September 1998 a combined applications for development and a construction certificate were lodged for conservation works to The Parsonage and the DA was approved in July of 1999.¹¹⁴

The construction certificate was issued and limited works commenced although the intended use for the building had not yet been established. Initial work to remove accretions and additions both internal and external were undertaken by Ryde City Council. This included stabilizing the structure,

¹¹⁰ City of Ryde – Property Files

¹¹¹ City of Ryde – Property Files

¹¹² City of Ryde – Property Files

¹¹³ City of Ryde – Property Files

¹¹⁴ City of Ryde – Property Files

waterproofing, reconstruction of external verandahs and the internal stairwell. This stabilization phase was completed in May of 2000 at a cost of \$255,000.¹¹⁵

Preliminary discussions were held in June of 2001 with Macquarie Community College regarding leasing of both The Parsonage and Westward Cottage and Council gave approval to formalizing negotiations in July of the same year. At that stage Westward Cottage was in use by Ryde Hunters Hill Community Transport as its offices. In September, the decision was taken to relocate this group and to approve in principle the granting of a lease to Macquarie Community College.¹¹⁶

Leasing arrangements were agreed whereby Macquarie Community College would undertake the conservation and restoration of The Parsonage, adapting it as classroom facilities for its role in community education. The City of Ryde would continue as the owner, agreeing to lease the property to Macquarie Community College for up to 15 years on terms reflecting the considerable investment required for the conservation works. Ryde Council appears to have retained responsibility for the combined landscaping of both the Westward and Parsonage properties to schemes prepared by its consultants. Macquarie Community College would take responsibility for seeing through the conservation project on The Parsonage itself.

By March 2002 internal restoration works were underway to complete works covered by the approved DA. A Further DA was submitted to cover the majority of the internal work and the adaptation for use as an educational facility, now that the future use of The Parsonage had been determined.

For its part, the City of Ryde proceeded with road works which were completed in June of 2002. Council also confirmed its landscaping proposals in August while in September, Macquarie Community College lodged the additional DA for change of use and associated works including signage and the landscaping. By January 2003 many difficulties relating to the condition of the interior of the building had been overcome but much remained to be finished.

Landscaping works were completed by Council around April of 2003. As with many Heritage buildings some issues emerged in relation to compliance with current codes and advice was sought from consultants to ensure that a Building Certificate could be issued.

The Parsonage was completed and occupied by the College in November of 2003 with the College having expended \$450,000 on the conservation and adaptation works.

¹¹⁵ City of Ryde – Property Files

¹¹⁶ City of Ryde – Property Files

3.8 Local Historical Themes

Table 3 shows whether Local Historical Themes are evident in the text, with general reference to their location. Some themes emerge which have not been clearly identified in past studies which should be considered for inclusion on the City of Ryde's list of Local Historical Themes. Ideally these should be reviewed by the City of Ryde through its Local Heritage Committee before being adopted more generally. These Themes are indicated in the table in Italics.

Table 3: Application of Historical Themes from the Thematic History prepared by Dr Carol Liston ¹¹⁷

LOCAL HISTORICAL THEMES	Reference in Text
2.0 DISCOVERY AND SETTLEMENT	
2.1 Geography	X
2.2 Aborigines	X
2.3 Early European Occupation	X
2.4 <i>Isolation of Early Settlement*</i>	X
2.5 <i>Establishment of Churches and Schools*</i>	
2.6 <i>Village Life*</i>	X
3.0 NINETEENTH CENTURY SETTLEMENT	
3.1 Free Settlers	
3.1.1 Blaxland/Forster Family	
3.1.2 Darvall Family	
3.1.3 Lockyer And Ermington	
3.2 Emancipist Pioneers	
3.2.1 Squire/Devlin/Farnell Family	X
3.2.2 Small Family	X
3.2.3 Shepherd Family	
3.3 Other Emancipist Families	
3.3.1 Spurway Family	
3.3.2 Bennett Family	
3.3.3 Terry Family	
3.3.4 Other Pioneer Families	X
3.4 The Empty North	
3.5 <i>Land and Inheritance</i>	X
4.0 TRANSPORT AND COMMUNICATIONS	
4.1 The Rivers	
4.1.1 The Parramatta River	X
4.1.2 The Lane Cove River	
4.2 Roads, Bridges And Punts	X
4.3 The Railway	
4.4 Trams And Buses	
<i>* Suggested additional Local Themes in this Report</i>	
5.0 SUBURBAN DEVELOPMENT	

¹¹⁷ Carol Liston – Thematic History of Ryde District in Ryde Heritage Study: Jonathan Falk Planning Consultants Pty Ltd In Association With Rodney Jensen And Associates Pty Ltd June 1986

5.1 Subdivision Of Rural Estates To The 1880s	X
5.2 Subdivision Of Estates 1880s-1930s	
5.2.1 Consolidation of Village Centre*	X
5.3 Post 1945 Pressures	
5.3.1 Local Government Initiatives	
5.3.2 Other Housing Developments	
6.0 FARMING, INDUSTRY AND COMMERCE	
6.1 Primary Industry	
6.2 Secondary Industry	
6.3 Post 1945 Developments	
6.4 Emergence Of Suburban Commercial Centres	
7.0 DEVELOPING A COMMUNITY	
7.1 Churches And Cemeteries	
7.2 Education	
7.3 Health And Welfare	X
7.4 Municipal Government	
7.5 Community Life	X
<i>* Suggested additional Local Themes in this Report</i>	

4 PHYSICAL EVIDENCE

4.1 Present Site

4.1.1 The New Plot Boundary for No. 8 Turner Street

The present site is shown in the Survey in Figure 24. The original rectangular shape of the block has been truncated by the road widening for the Devlin Street underpass and extended to the south by the addition of other lands surplus to RTA requirements following work on the underpass. The cottage now sits on the Turner Street front boundary above the large concrete retaining wall forming the embankment to the Devlin Street roadway below. A dotted line indicates the limits of an easement for road anchors used in the construction of the retaining wall.

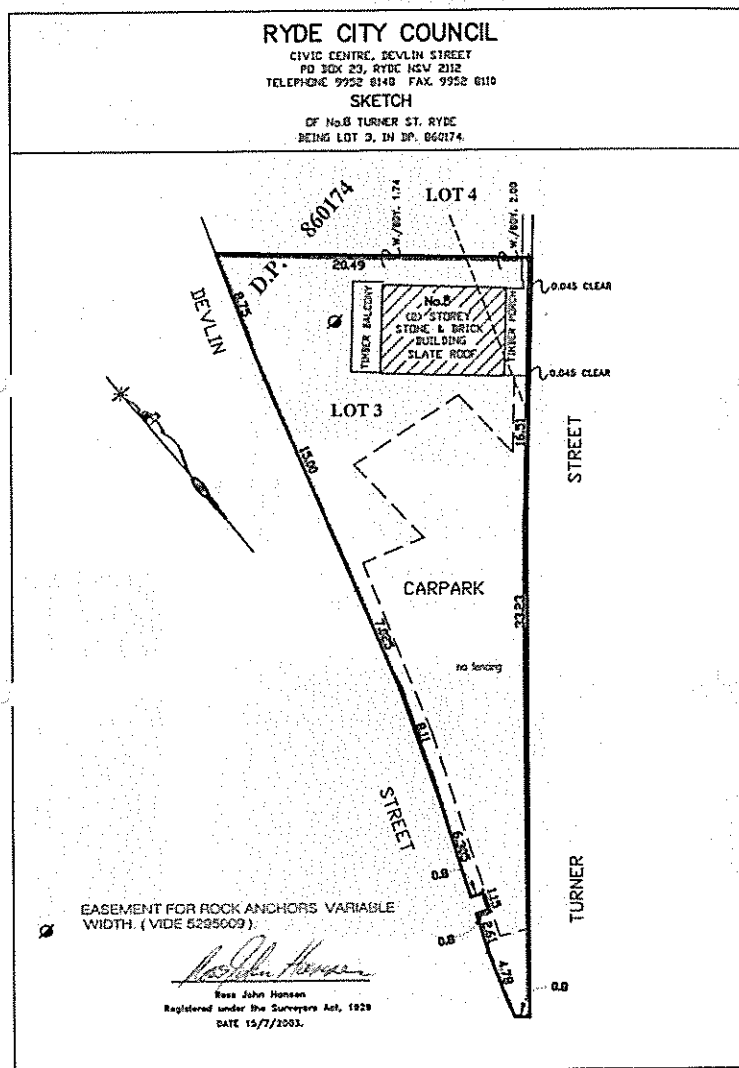


Figure 23: the City of Ryde property survey - No 8 Turner Street.

4.2 Landscape and Setting

4.2.1 The Landscape and Streetscape Setting

Westward Cottage retains its original relationship to Turner Street. Situated on the street alignment, the cottage is prominent in the Turner Street streetscape. One major change has been the removal of evidence of its relationship to its original plot boundary, having lost dimensions and the side fencing which originally designated its property boundaries at its previous location.

The front verandah has been reinstated together with the original "front door". Additions and accretions which provided much of the accommodation in the previous form of the cottage have been removed returning it not so much to its original glory, as to its original humility.



Figure 27: Present day streetscape view of Westward Cottage from the North along Turner Street with The Parsonage recessed in the background. The scene is reflects something of the character of Ryde Village as it would have appeared in the early 20th Century.



Figure 28: View from the corner of Turner Street of the streetscape setting of Westward Cottage. The Parsonage, a former Wesleyan Ministers Residence is situated in the foreground to the south of the cottage.



Figure 26a:
Original Front Door



Figure 26b:
Original Front Window



Figure 26c: The corner showing toothed sandstone faithfully reconstructed.

Although landscaped attractively, the presence of a car park immediately to the south of Westward Cottage detracts generally from the immediate setting and does not reinforce a sense of the historical context of the Ryde Village precinct of which it formed an original part. There is an expansive view to the west which reflects a later resident's naming of the cottage. The view from the rear balcony is shuttered with boarding on the southern side but offers potential for a view to the Parramatta River, an important visual cue to understanding the original landscape and topography of the Ryde Village.



Figure 29: Panorama view south towards Parramatta River taken from the balcony of The Parsonage. Deolin's 'Mansion' house Willandra can be seen in the middle distance at the centre of the picture.



Figure 30: Panoramic view from the balcony of Westward Cottage towards the west across busy Deolin Street.



Figure 31: Westward Cottage seen from The Parsonage.

4.3 Curtilage Assessment & Effects of Relocation

4.3.1 Definition of Curtilage

The term "heritage curtilage" refers to the boundary of land containing a heritage item which is essential to the conservation of its heritage significance. It can apply to either land which is integral to the heritage significance of items of the built heritage; or a precinct which includes buildings, works, relics, trees or places and their setting.

A curtilage can also be used to establish the boundaries of a visual catchment or zone, including all or part of a cultural landscape. It should contain all elements contributing to the heritage significance, conservation and interpretation of a heritage item. The curtilage is defined by a line on a map, which does not necessarily coincide with the property boundary.

4.3.2 Present Plot Boundary Heritage Curtilage

The plot boundary curtilage for Westward Cottage has been altered by its relocation and the original plot boundary between it and the adjacent Parsonage site is blurred by the landscaping treatment which extends to the northern wall of Westward. To the south the present plot boundary includes a triangular segment of land which is the residual plot transferred from the RTA following its Devlin Street works.

The original site of Westward was Lot 16 of Devlin's "East Ryde" subdivision measuring 55' 10 3/4" or 17.037m on the Turner Street frontage, with the cottage set at the corner of the southern and eastern boundaries.

While it is not possible to duplicate this relationship without interfering with the authentic plot boundary of the adjoining Parsonage site, it would be desirable to redefine the present property boundary for Westward to the south to represent a frontage similar to that of its original plot. While the purpose is primarily to more closely reflect original (heritage) relationships, this would have practical purposes discussed further in the section on policies.

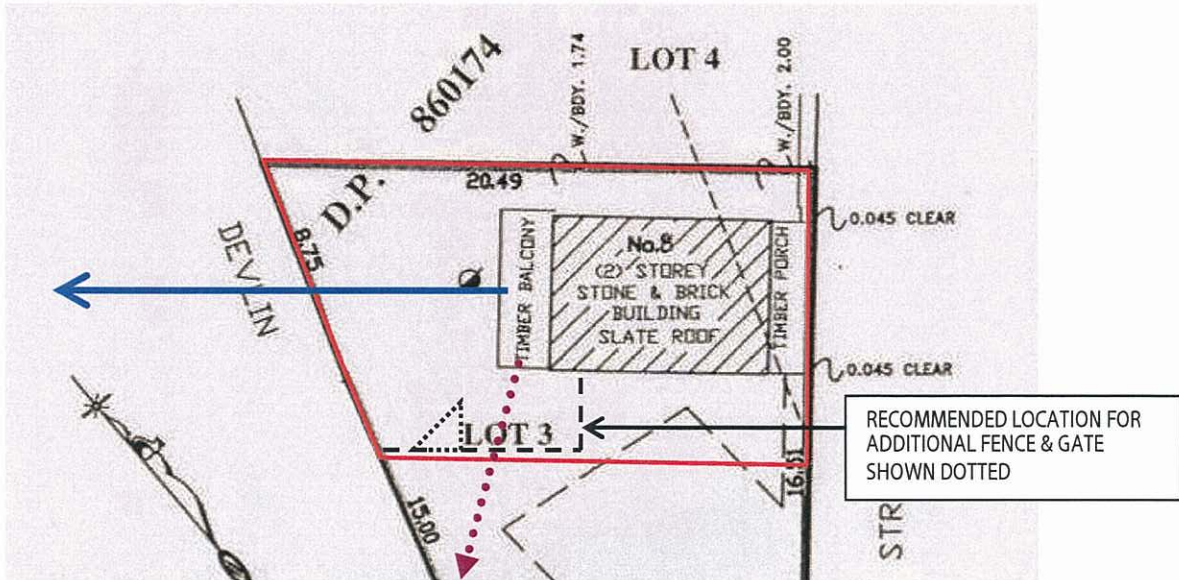


Figure 32: Diagram showing a Proposed Heritage Curtilage for Westward (red outline) giving a frontage of about 15 m to Turner Street.

It represents a “reduced plot boundary curtilage” for Westward Cottage similar to its original frontage of 17 m on the original Lot 16 (No 6 Turner Street).

The blue arrow represents significant views for which “Westward” was named.

The dotted purple arrow indicates a potential view link to “Willandra”.

4.4 Condition Prior to Restoration

4.4.1 The Effects of Road Widening

In a process commenced 150 years previously as “The Great North Road” or “Government Road”, property issues arising from the original grants of land at Ryde were resolved with the connection of Church and Devlin Streets in the RTA’s Proposal for an underpass at Devlin Street beneath Victoria Road.

The roadworks entailed the destruction of any remaining pre-1935 properties fronting Devlin Street¹¹⁸. Most of Devlin Streets original houses had already been demolished (See Figure 20). While the western half of The Parsonage property was reclaimed for the roadwork, The Parsonage itself was to be entirely demolished. Following protests, it was decided to conserve the significance of Westward Cottage by relocating it as it was the last surviving Georgian Period Worker’s Cottage in the Ryde Village area.

¹¹⁸ RTA – Part Drawing P101/1A in Ryde File P702.8-02

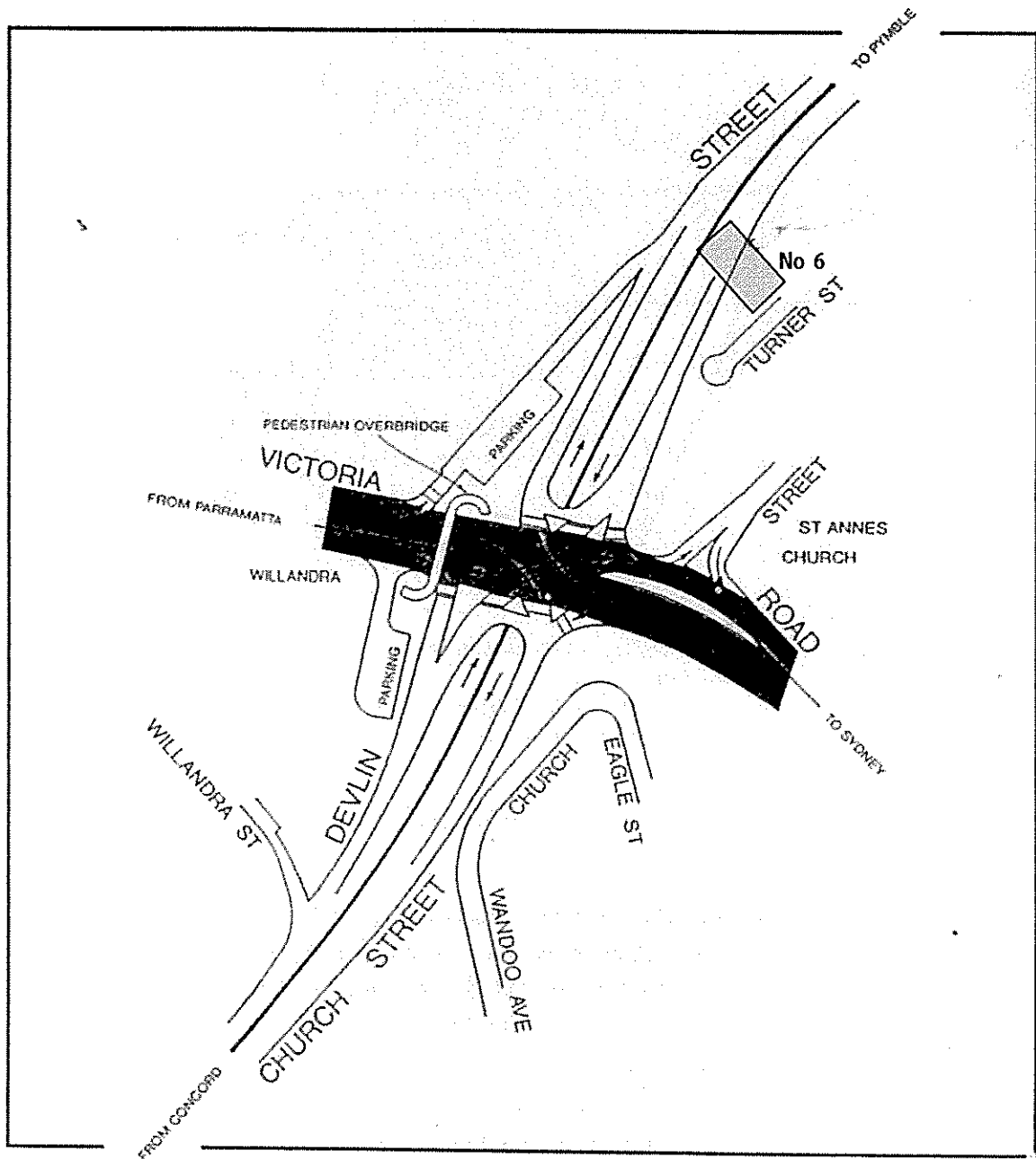


Figure 33: The RTA's Proposal for an underpass at Devlin Street beneath Victoria Road. The cover of a brochure issued by the roads and Traffic Authority in 1989 showing in part the truncation of Turner Street. Blue tint shows indicative location of Lot 16 – Westward Cottage's original location.
 Base Source: Megan Martin History Westward Cottage

4.4.2 McDonald McPhee Architects and Urban Planners Investigations & Recording

In 1978, a drawn record was prepared by J.H.Rich together with some historical information from Miss L.(Lennie)T.Taylor. While imprecise in its methods, this recording gives a clear understanding of the original cottage and the overall form of the house at that time. It demonstrates that the house grew in only two stages beyond its original configuration. The first of these is as shown in the drawing by Rich below, indicates the two storey addition consisting of a sitting room above with laundry below. It also shows the enclosure of the upper balcony and lower verandah to the west. The record notes that these additions were made in 1920 by William Watts, a relation for the Taylors following the inheritance of the cottage by Lennie's mother Jessie Taylor.

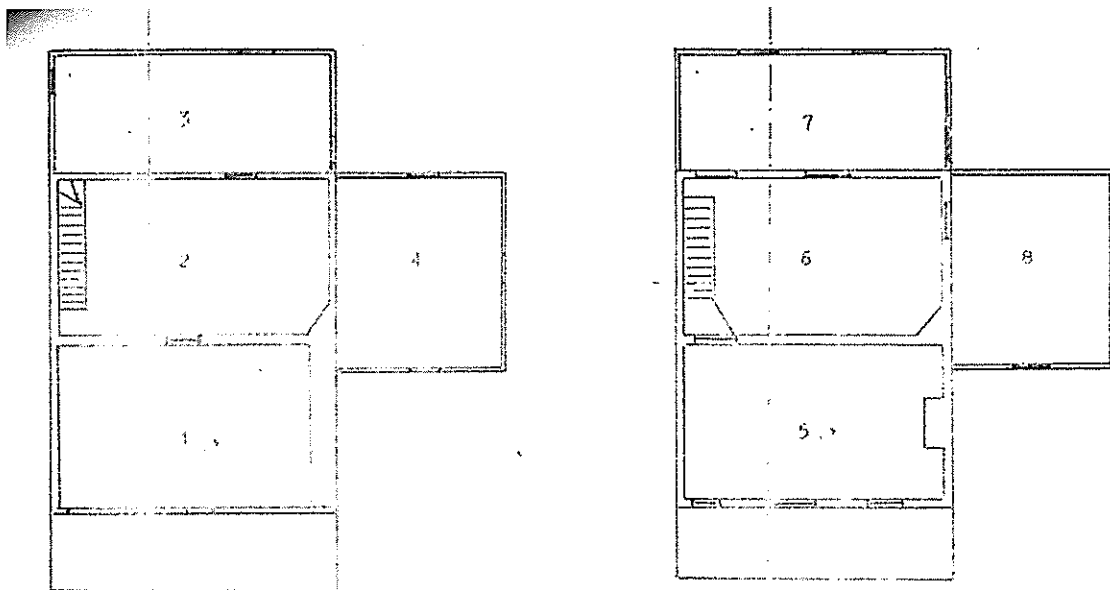


Figure 34: Lower Ground Floor Plan Westward Cottage C 1978

KEY LEFT: Lower Ground Floor

1. Front Room (Store)
2. Kitchen
3. Enclosed Verandah
4. Laundry & Store (extension)

KEY RIGHT: Ground Floor

5. Front Room
6. Rear Room
7. Enclosed Verandah
8. Room & Entry from Turner St.

Drawings on the following pages are reproduced from a report by McDonald McPhee Architects made around 1990 to record the form and character of Westward Cottage prior to its relocation. Photographic records were no doubt made, but have not as yet been located to show the condition of the house prior to its relocation. It had in any case been altered in the late 1970s.

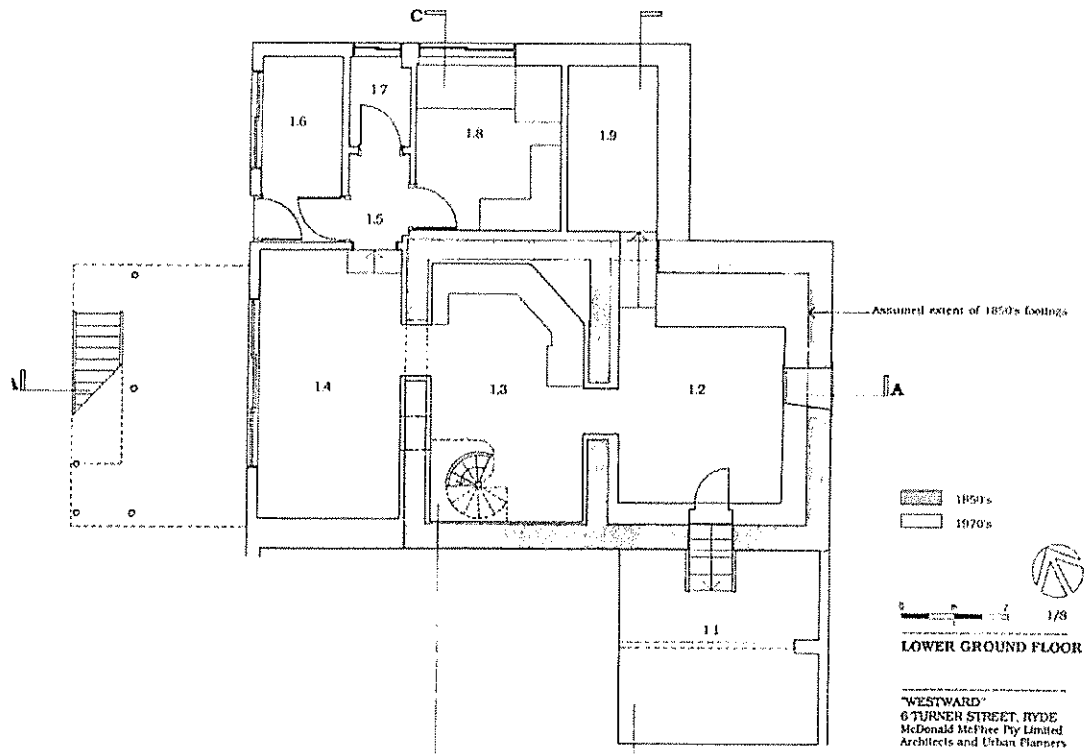


Figure 35: Measured Drawing: "Westward" Lower Ground Floor C 199
 Source: McDonald McPhee P/L

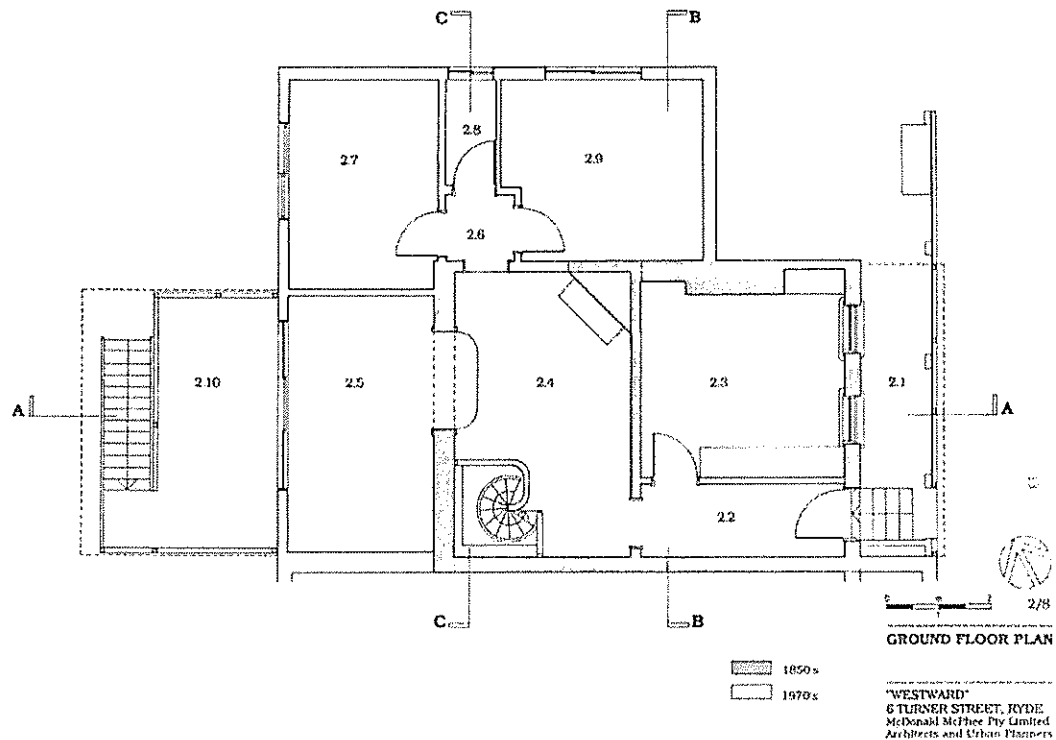


Figure 36: Measured Drawing: "Westward" Ground Floor C 1990
 Source: McDonald McPhee P/L



Figure 37: Measured Drawing: "Westward" East Elevation C1990
Source: McDonald McPhee P/L

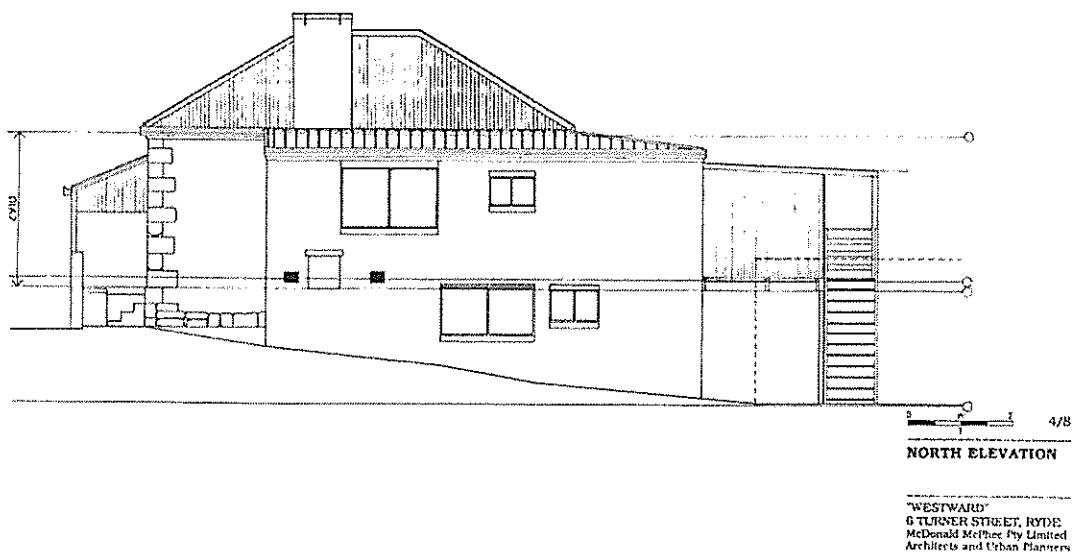
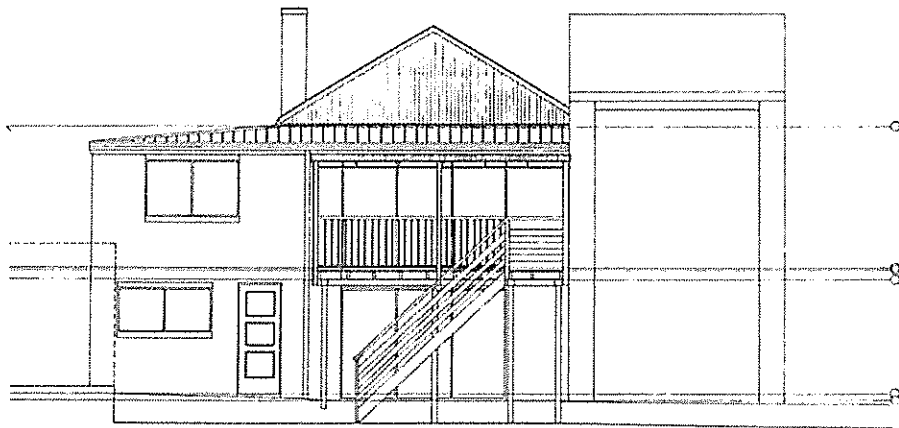


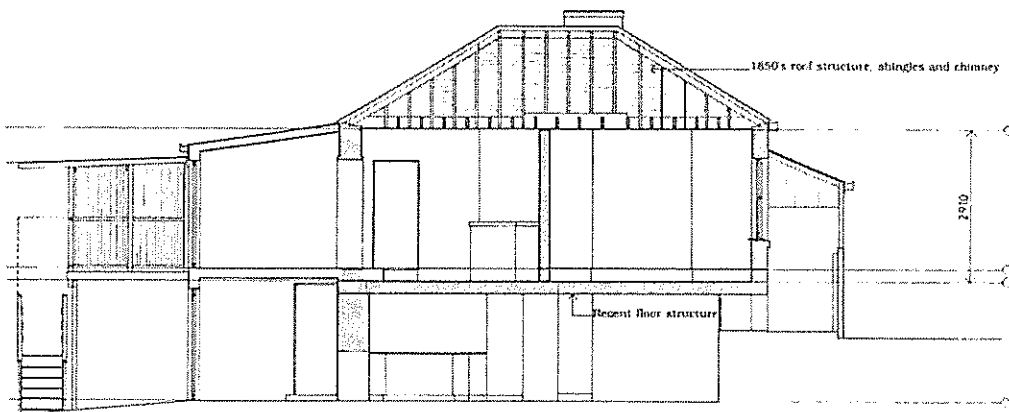
Figure 38: Measured Drawing: "Westward" North Elevation C1990
Source: McDonald McPhee P/L



5/8
WEST ELEVATION

"WESTWARD"
6 TURNER STREET, RYDE
McDonald McPhee Pty Limited
Architects and Urban Planners

Figure 39: Measured Drawing: "Westward" West Elevation C 1990
Source: McDonald McPhee P/L



6/8
SECTION A - A

1850s
1970s

"WESTWARD"
6 TURNER STREET, RYDE
McDonald McPhee Pty Limited
Architects and Urban Planners

Figure 40: Measured Drawing: "Westward" Cross Section A-A
looking north 1990
Source: McDonald Mc Phee P/L

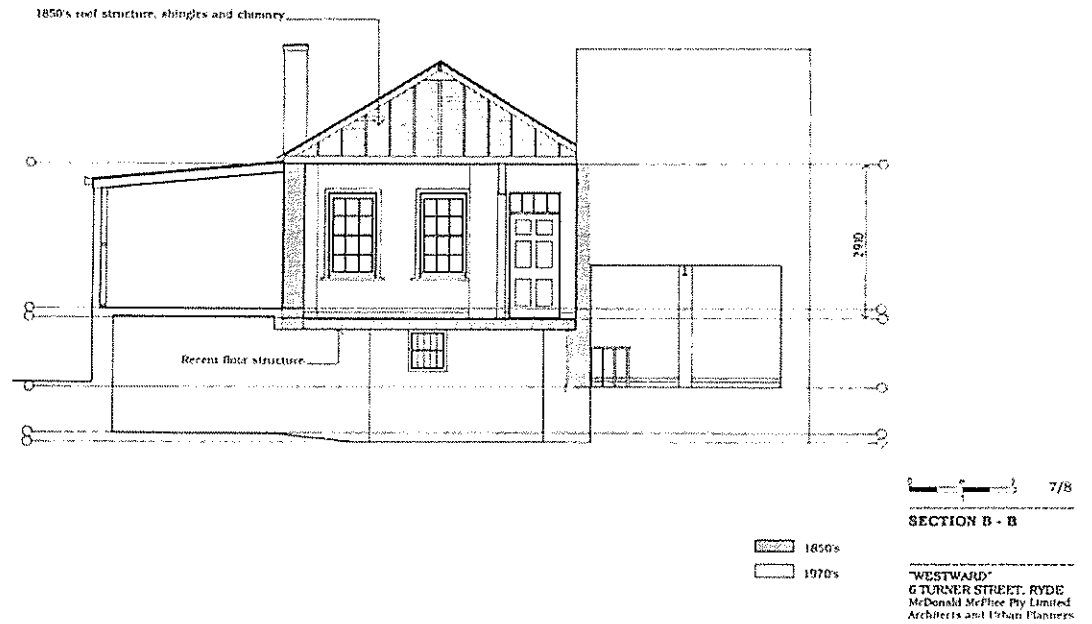


Figure 41: Measured Drawing: "Westward" Cross Section B-B
looking east C1990
Source: McDonald Mc Phee P/L

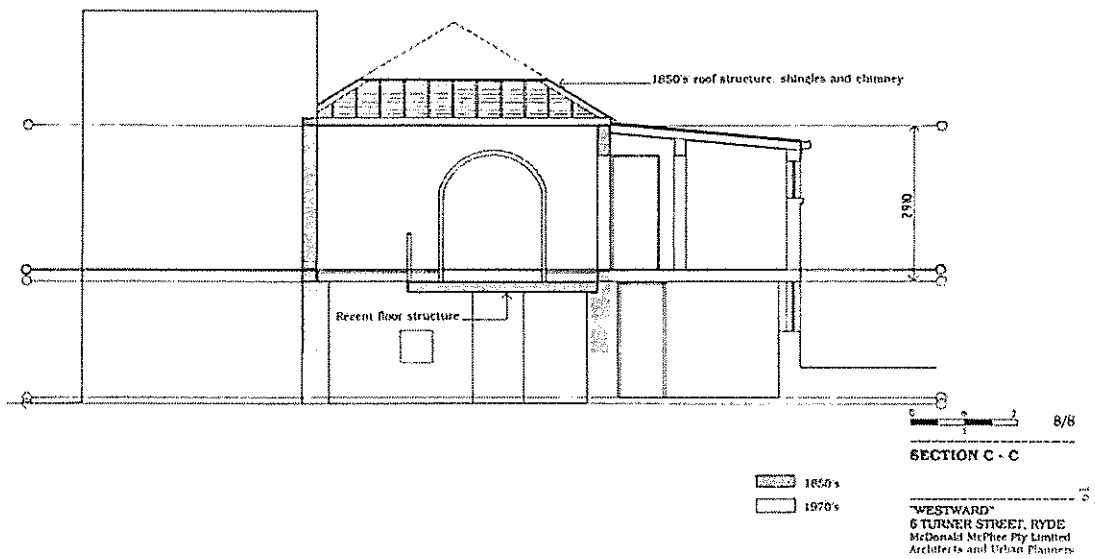
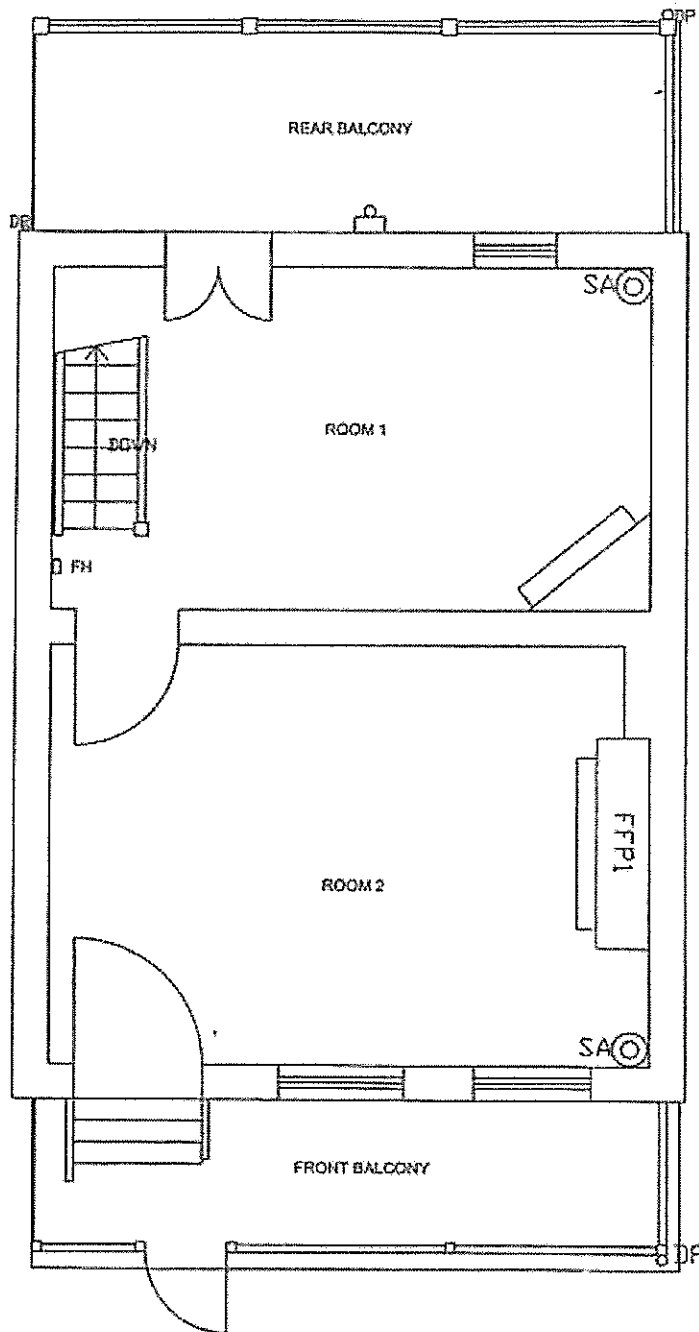


Figure 42: Measured Drawing: "Westward" Cross Section C-C
looking south C1990
Source: McDonald Mc Phee P/L

4.5 Condition Following Restoration



GROUND FLOOR

REAR BALCONY:
Reconstructed from all new materials.

Window – Copy
French Doors – Recycled Early Victorian

Walls Generally; Recycled original Bricks
laid in Colonial Bond.

Timber Floors:
150mm Butt jointed Blackbutt 90%
original.

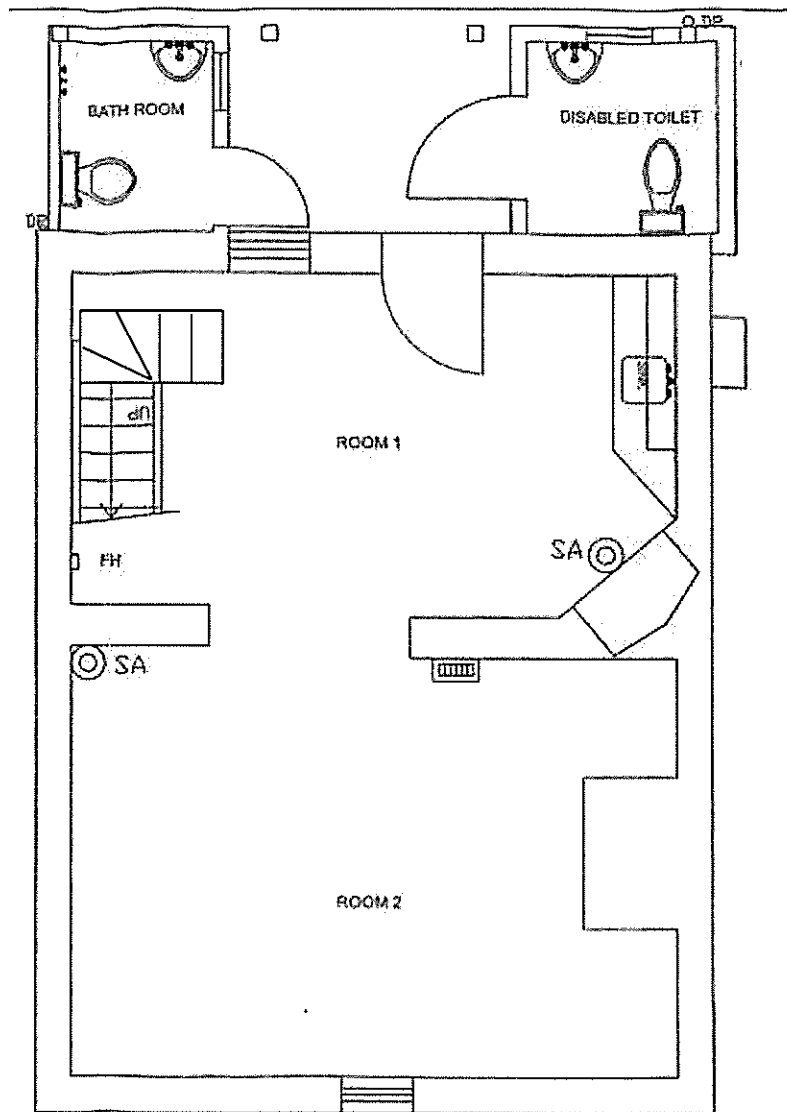
Joists:
Room 1 New
Room 2 90% original re-used.

Fireplaces & Surrounds
Room 2 Original
Room 1 Copied

Front Windows – 1 original sash and
frame 1 Copy
Door, Frame & Highlight
Original

PROPOSED STAIR REBUILD:
Transpose French doors with window,
west wall.
Return stair and trim opening to suit.

Figure 43: Ground floor - As Built Drawing
Source: City of Ryde Property Files



LOWER GROUND FLOOR - As Built

REAR VERANDAH & WC'S:
Reconstructed from all new materials.

Small Rear Window – Original
Back Door – Ledged & Braced copy

Walls Generally: Recycled Mainly
Sandstone to Lower Ground Floor

Concrete Pavers on concrete floor
sympathetic indicative.

Joists (Exposed Above):
Room 1 New
Room 2 90% original re-used.

Fireplaces & Surrounds
Room 2 Left Blank
Room 1 Copied

Small Front Windows – 1 Victorian Period
recycled

Figure 44: Lower Ground Floor - As Built Drawing
Source: City of Ryde Property Files

4.6 The Restoration Works



Figure 47: Room First Floor The staircase is reconstructed based on 1978 sketch drawings. Its pitch exceeds BCA requirements. Walls have been plastered over render finish. Dividing wall on left is studwork and plasterboard widened to represent a masonry wall thickness.



Figure 48: Rough rendered reconstructed stone walls to Lower Ground Floor. Fireplace represents an open Colonial Kitchen Fire.



Figure 49: View of Lower Ground Floor ceiling of open joists and exposed butted boards. Timber joists and flooring painted to represent lime wash finish.



Figure 46a – View up stairs with boarded ceiling above.

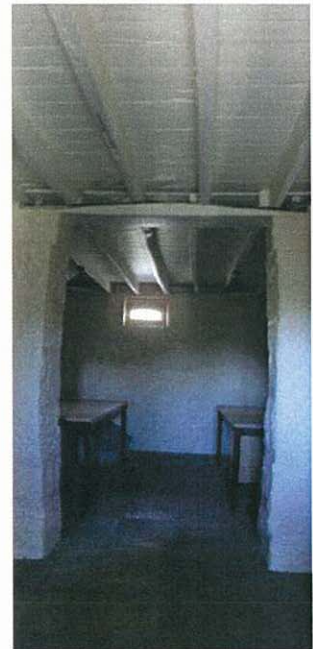


Figure 46: Lower Ground Floor doorway and storeroom - composite view (distorted).

4.7 Present Description

4.7.1 Setting

Now situated on an augmented site of triangular shape, the Cottage is integrated with the site of an adjacent heritage item "The Parsonage" in a contemporary landscaped setting. It retains in reconstructed form a relationship with its present site similar to that of the original location at No 6 Turner Street:

- It is set with its verandah on the street alignment
- Its ground floor level is situated approx one metre above the level of the front verandah paving
- Its Lower Ground Floor level is situated approx 2 metres below the front verandah paving (eastern side)
- Its Lower Ground Floor (western side) is set slightly above the finished ground level to the rear of the house.

4.7.2 Main Physical Features:

Relocated and rebuilt removing accretions, Westward Cottage in its present configuration is an accurate representation of its original configuration as a modest worker's cottage containing two rooms on the Ground Floor matched closely by the two rooms on the Lower Ground Floor. It has a front verandah of timber posts, verandah beams and rafters covered with a corrugated galvanised iron skillion roof with an ovolo shaped gutter. To the rear is a wide balcony constructed with timber posts, beams and roofing as for the front verandah, decked in tongue and grooved timber flooring.

The roofs of these are separate from the main hipped roof which is finished in traditional *Casuarina species* split wood shingles laid in the traditional manner with overlapped shingles at the hips. It has ogee profile gutters with spreaders to the verandah roofs.

The front of the cottage is built of sandstone ashlar with a fine vermiculated texture to each stone with a fine tooled margin. In the reconstruction, each stone has been carefully dismantled and reset in its original relationship within the wall retaining some evidence of its original state including redundant pocketing to show locations of earlier roof beams and handrails. Also evident is the stone tothing and brickwork keys at the north eastern corner showing the intention of the original builder (never realised) to duplicate the façade with an adjoining terraced cottage.

The remainder of the structure is a mixture of coursed rubble sandstone to the foundations and base (generally the Lower Ground Floor) and 230mm (double thickness) brickwork generally to the southern and northern elevations. These elevations are blank, having no windows. The northern elevation is accented by the rising chimney stack which combines three flues terminating in (reproduction) early Victorian pattern octagonal terracotta chimney pots. The

internal dividing wall on the raised Ground Floor is of studwork and plasterboard representing the original lath and plaster on timber frame.

The two windows to the front include original components including the frames and half the six-pane double hung sashes. The front door is the original six paned Georgian (Colonial) pattern complete with original lockset and brass door knob. The knocker is Victorian Period cast iron. The door is set in the original frame with a four pane fixed glazed highlight. A small window giving minimal light and ventilation to the Lower Ground Floor (basement) front room is of early Victorian character re-used sympathetically. A small window to the Lower Ground Floor Kitchen area is original and reset in its original shaped sandstone reveals. On the Ground Floor to the west, the windows are reproduction period windows and the French doors are recycled Mid to late Victorian re-used to reinstate lost openings.

Internally the spaces are Spartan in character, Finished with 150mm butt jointed hardwood (Blackbutt) boards. The gaps are uncaulked and evidence of possible caulking has not survived reconstruction. The boards are finished with an oil based treatment generally in sound condition. The floor includes evidence of earlier repairs and changes and includes some new boards differentiated by their pristine condition. The front room is focussed on the reconstructed fireplace with Georgian pattern timber surround. In the rear room the fireplace is set to the northeast corner of the room set on a splay. This mirrors the fireplace in the kitchen below which originally contained a cast iron fuel stove.

Connecting the two levels is a steep and narrow timber stair with a straight flight above a turning at the foot. This is an accurate reconstruction based on an earlier (C 1978) set of measured sketches. It has timber handrail and balustrade with simple slatted balusters, returning at the top as a guard rail. Ceilings to the Ground Floor are of 125mm boards with a beaded edge joint and false beaded central groove laid flush to the walls. The Lower Ground Floor has no ceilings but exposes the joists which span east to west supported in the middle by the sandstone dividing wall with an unfinished opening. These joists and the underside of the floor boards are painted with white paint. The joists to the front are the original rough hewn and irregular, re-used. To the rear the joists are replacements with new sawn hardwood.

Externally, bird deterrent consisting of projecting fine wire points have been used sparingly to deter birds from roosting and nesting on protected ledges and light fittings generally below the verandah plates and over concealed external light fittings. These are unobtrusive and their placement protects fabric effectively.



48a. Original Frame and Fanlight.



48b. Victorian Period Knocker



48c. Original Door



48d. Original Lock

Figure 50: Views of Front Door components.

There is a pole mounted flood light of sympathetic character situated to the south and serving also the Turner Street parking area. Additional external lights on the balcony and front verandah are used at night to provide some gentle floodlighting which gives the cottage some visual presence at night, viewed from the roads below.

4.7.3 Physical Description – Aesthetics

Westward is a two storey Georgian Colonial style vernacular cottage constructed of sandstone, brick and timber with shingled roof. The lower storey is set into the ground with a set of steps rising to the level of the front door from the level of the verandah. The street façade to the east is built of sandstone dressed with a medium vermiculated texture in margined edges but with quoins of roughcast face. These extend as tothing at the north eastern corner suggesting an earlier intention to pair the cottage with a partner which did not eventuate.

The lower ground floor and rear of the cottage also contain stone but the north and south walls are of a sandstock brick. The dividing wall on the lower ground floor is of stone rubble but above this is a timber stud wall with plasterboard representing the original lath and plaster partition. Ceilings are similarly of bead jointed timber. The floor finish upstairs consists of 125mm butt jointed hardwood flooring

The house has a front verandah and rear balcony framed with timber posts and verandah beams dressed with stop chamfered edges and closed to the south and above the verandah plate on the north with vertical 150mm bead jointed boarding. Verandahs are finished with traditional corrugated iron roofing and spaced vertical timber rails to the balcony and spaced turned pickets on rails to the front fence.

The door is the original six panelled Georgian Door 42 mm thick with an colonial period lockset retained. The timber door frame and four paned timber fanlight are original but its glass is not. The same is true for the front windows. Other joinery is a mixture of original, new and second hand as is the floor structure visible from the lower ground rooms. The small low set front window appears to be recycled but is of a similar period to the house. The stair is a timber reproduction based on the evidence of earlier descriptions. It is steep reflecting the limitations of small rooms.

The main roof is hipped with a short east west ridge and is dressed in traditional *casurina sp.* timber shingles capped with shingled hips. A single chimney stack containing the combined flues of three chimneys rise to finish in extended mid Victorian pattern chimney pots accentuating the centre of the northern elevation which is otherwise blank.



49a Lower Ground – small front window



49b Ground Floor – French doors to Westward Cottage's Balcony

Figure 51: Victorian period French Doors and small window recycled sympathetically.

Finishes generally are acrylic paint, of sympathetic colour and tone. Both stonework and brickwork have been painted externally.

4.7.4 Present Condition

Westward Cottage was relocated in 1998 following extensive investigation both to verify its significance and to establish that there was no other feasible option for conservation of fabric essential to ensure that its significance as the last surviving worker's house from c 1850 in the Ryde Village was retained.

In reconstruction, opportunities have been taken to introduce some contemporary materials and methods. In particular these result in the lower ground floor being successfully waterproofed which would be most unusual to find in any comparable building in its original state.

Similarly each component is at present fully functional including doors, windows, lighting wiring and plumbing services. The roof appears watertight and guttering functional. As to maintenance issues, few are apparent. These are listed below:

4.7.5 Maintenance Issues

4.7.5.1 Issues arising from normal use:

Floor finishes to one area of the floor of the front room have been scuffed bare in one location from the use of office chairs with castors.

The timber flooring has been relaid without caulking between the boards. While none may have been evident by the time the building was relocated, it is likely that animal hair or cord and whiting (putty) were applied as a gap filler to make the floor serviceable during various periods of its life.

4.7.5.2 Issues arising from normal deterioration

One downpipe has rusted out.

Timber boarding on the western balcony has rotted in one corner.

There has been some graffiti tagging on the southern façade – successfully repainted.

Minor weed intrusion to the gravel paving on the western side.

Minor vandalism to the western lower ground floor verandah:

4.7.5.3 Issues arising from abuse:

Glass louvers to windows on the southern toilet have been broken.

Soiling of paving and grime from improper use as urinal has occurred several times. The caretaker reports intrusion to the upper western balcony has occurred by scaling on at least one occasion. Interpretive sign obscured by profuse growth of shrubs. Watering of the landscape plantings has been difficult given restrictions.

4.7.6 *Extent of Original Fabric*

While reconstruction has inevitably meant the loss of much of the original fabric, a large amount has been retained and reconstructed in a careful manner to provide a sense of authenticity if not authenticity itself. In each case there are representative components retained. Where loss of material was inevitable replacement has been in accordance with principles of the Burra Charter so that introduced material is discernable on careful inspection. The overall effect however provides an accurate representation of the original character presents this in an instructive and convincing manner through its spaces and visible fabric.

In particular, the siting of the reconstructed cottage with the same orientation and stepping of site levels as the original and a similar relationship to the adjacent surviving Former Wesleyan Parsonage, provides for a mutually sympathetic context with each acting as context and setting for the other so that together they make a more substantial contribution to the remnant streetscape character of Turner Street and to the wider Ryde Village historic precinct than each would make by itself.

Some compromise has inevitably occurred in such matters as the use of concrete pavers as a finish for the lower ground floor and the loss of functionality of the fireplaces.

4.7.7 *Physical Constraints*

The introduction of some modern services does not detract from the overall effect and is within acceptable limits in terms of adaptation.

The present configuration adapts the cottage for use as a small office suite. Only the two upper rooms are usable as offices but the kitchen provides acceptable amenity for its intended use to service a small office. The lower front room would have a number of potential uses as support / storage space and the balcony with its expansive views to the west provides a useful relief to the relatively constrained internal space

4.7.8 *Rating Levels of Significance of Spaces & Fabric*

The highest rating of fabric is based on assessment of what is authentic material surviving from the 1850s cottage, whether as original components or in the form of elements carefully reconstructed from the original material in the same relationship to other parts or components. These are rated as being of "exceptional significance".

The reconstructed spaces provide an authentic representation of an 1850s worker's cottage. These spaces have the ability to demonstrate the character of the original cottage. The constraints of the room sizes, the steepness of the staircase, the relatively limited size of window openings, the plainness of finishes and simplicity of decoration and the replication of detail to correspond

with the evidence of retained fabric in effect ensure that each of the principal internal spaces should be regarded as being of "high significance".

Newer material is also rated as being of high significance if it represents traditional techniques which demonstrate 1850s workmanship and the character of an 1850s workman's cottage.

Other new material and spaces which contribute to the functional uses of the cottage in a sympathetic manner would be regarded as being of moderate significance.

Material or spaces which neither contribute nor detract from the ability to demonstrate the historical significance of Westward are assessed as being of "neutral significance"

Material or spaces which detract from the ability to demonstrate the historical significance of Westward are assessed as being of "intrusive significance".

These ratings should be read in conjunction with the relevant policies for each category of material contained in Section 6 of this Conservation Plan.

5 ASSESSMENT OF SIGNIFICANCE

5.1 Basis of Cultural Significance Assessment - The Burra Charter

The general approach to assessing the cultural significance of Westward Cottage at No 8 Turner Street and its setting on Turner Street is adopted from the Assessing Heritage Significance a guideline issued by the Heritage Office of NSW.¹¹⁹

It takes into account the historical and social associations of the building and its setting within Ryde. The assessment of cultural significance also addresses the major themes identified in the States' historical development as well as the local historical themes. It provides for a reasonable understanding of the summary statement of cultural significance for the item.

5.2 Heritage Office Methodology

The Heritage Office of NSW has issued updated guidelines for the assessment of heritage significance. The following information is excerpted from this guideline.

5.3 Historical Evolution

Criterion (a): An item is important in the course, or pattern, of the local area's cultural or natural history.

5.3.1 Assessment under Criterion a:

The site was part of John Small's grant of 30 acres which passed to James Devlin through marriage to Small's granddaughter Susannah. Devlin subdivided a portion in 1841 and the lots were sold at auction. Economic depression through the 1840s meant several purchasers defaulted. Lot 16, the original site of Westward Cottage was purchased from timber merchant George Head by George Porter in trust for Henry Watts, the money provided by his mother Sarah Watts.

This family had its origins in the first grants made in 'Kissing Point' as Ryde was first known. Sarah was part of a remarkable pioneering family whose members variously survived the hardships and privations of apprehension, trial, transportation, shipwreck, 'native attack', harsh conditions, disease, infant mortality and the tragic loss of many of its members in an isolated settlement.

Built close to St Anne's Church for Grannie Sarah Watts ("Sally" Weaver / Wicks / Watts) as her preferred place of retirement, it remained associated with her and her family despite the fact she never occupied it. Born to James Weavers and Mary Hutchinson in 1800 she was raised as part of the blended family of Mary and Richard Porter following the tragic deaths of their respective spouses,

¹¹⁹ NSW Heritage Office "Assessing Heritage Significance" – A NSW Heritage Manual Update July 2001

Ann Hutchinson and James Weavers who were buried within one day of each other in 1805.

Sarah survived to earn the respect of Ryde as “friend, nurse, midwife, spiritual advisor and business woman” and her coffin was carried in relays by the men of the district from her cottage in North Road to her funeral service at St Anne’s.

Though not occupied by family members until the early 1920s when it was slightly enlarged, the house remained with descendants of Sarah Watts until 1976 when it was sold to the Halvorsens who added further additional rooms and renovated the house retaining the majority of its original fabric. Following its identification for demolition by the RTA in the early 1990s, The Ryde District Historical Society was instrumental in its advocacy for Westward as the last surviving worker's cottage in the Ryde Village precinct.

Relocated jointly by the RTA and the City of Ryde and reconstructed in its 1850s form as a modest worker’s cottage, Westward is a tangible reminder of The Village of Ryde at that point which marks the end of the long period of extreme privations and hardships experienced by the district’s pioneering families.

5.3.2 Statement of Historical Significance:

Built originally on Lot 16 of Devlin’s “East Ryde” subdivision of 1841, Westward Cottage at No 8 Turner Street is historically significant to Ryde as an early 1850s worker's cottage relocated and faithfully reconstructed as the sole means of conserving its historical significance.

Westward Cottage's reconstructed fabric is a tangible reminder of The Village of Ryde at that point which marks the end of the long period of extreme privations and hardships experienced by the district’s pioneering families.

Its dismantling, relocation and reconstruction following advocacy by members of the family, supported by the Ryde District Historical Society, marks a growing appreciation by the community of Ryde of the contribution of its pioneering families.

5.4 Historical Associations

Criterion (b): An item has strong or special association with the life or works of a person or group of persons, of importance in the cultural or natural history of the local area.

5.4.1 Assessment under Criterion b:

(SEE UNDER Criterion a above)

5.4.2 Statement of Historical Associations Significance:

The building demonstrates the contribution of worker's to the life of Ryde Village in the mid to late 19th Century. Its use as a house for stonemasons, council worker's and as a laundry is evocative of the social fabric and order prevailing through the end of the 19th Century and into the 20th.

It was associated with the descendants of Granny Watts, particularly with her sons Robert and George Wicks and Henry Watts, its owner who bequeathed it to his daughter Jessie Taylor through her to Lennie Taylor in an unbroken line for 125 years. It connects the families' descendants with their pioneering origins as descendants of the Weavers / Porters in the person of Mary Porter (née Hutchinson), Richard Porter and James Weavers her first husband.

5.5 Aesthetic Values

Criterion (c): An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.

5.5.1 Assessment under Criterion c:

Westward Cottage contributes its vernacular Colonial Georgian character to the remnant streetscape of Turner Street and contributes to the setting of the former Wesleyan Chapel and the former Wesleyan Parsonage to form a cohesive remnant streetscape expressive of the characteristics of Ryde Village in the latter part of the 19th Century.

Shingled as originally built and with accretions removed, its simple hipped roof and separate lean-to verandahs are an authentic expression of Colonial times. As reconstructed, its form and materials accurately represent the 1850s period carefully resited to recreate its original relationship to a sloping site and to Turner Street. The stonework, masonry, carpentry and joinery in Westward Cottage It carefully reflects the restricted materials and skills of its colonial builders.

The contemporary toilets, kitchen and services are sympathetic functional inclusions which reflect the scale and character of the original cottage.

The buildings in the immediate vicinity are generally sympathetic and mutually supportive of the streetscape values of this remnant of Turner Street and would be regarded as a cohesive group.

Its streetscape setting is evocative of mid 19th Century village character. Westward is an essential component of this remnant of Turner Street, and contributes to an understanding of the origins of the Ryde Village as Ryde's first civic hub.

5.5.2 Statement of Aesthetic Significance:

Westward Cottage at No 8 Turner Street has aesthetic significance as a two storey vernacular Colonial Georgian house which contributes to the streetscape values of neighbouring 19th and early 20th Century buildings.

Its character is reinforced by its replication of a simple palette of materials. Its reuse of local sandstone, bricks and timber with a hipped timber shingled roof and prominent grouped chimney, denote it as an accurate representation of a vernacular Colonial Georgian cottage.

Its streetscape setting is evocative of mid 19th Century village character. Westward is an essential component of this remnant of Turner Street, and contributes to an understanding of the origins of the Ryde Village as Ryde's first civic hub.

5.6 Social Values

Criterion (d): An item has strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons.

5.6.1 Assessment under Criterion d:

Westward Cottage is recognised as an important historic place by its owners, the City of Ryde, the NSW National Trust, the Ryde District Historical Society and the local community.

As a relocated and reconstructed mid 19th Century remnant of Ryde Village, Westward has high local social significance to members of families descended from pioneers Mary and Richard Porter and her daughter Sarah Watts.

Westward Cottage at No 8 Turner Street has social significance to the members of the Ryde District Historical Society as evidence of the increasing awareness in heritage fostered in part by its advocacy.

5.6.2 Statement of Social Significance:

Westward Cottage has high local social significance to descendants of pioneers Richard and Mary Porter and her daughter Sarah Watts. It is recognised as an important historic

place by its owners, the City of Ryde, the NSW National Trust, the Ryde District Historical Society and the local community.

5.7 Technical / Research Value

Criterion (e) An item has potential to yield information that will contribute to an understanding of the area's cultural or natural history.

5.7.1 Assessment under Criterion e:

Westward Cottage has limited research potential. While its reconstruction is faithful, the fact of its relocation precludes the survival of any potential undisturbed archaeological deposits on the original site.

5.8 Rarity

Criterion (f): An item possesses uncommon, rare or endangered aspects of the area's cultural or natural history.

5.8.1 Assessment under Criterion f:

Westward Cottage was the last surviving worker's cottage from the original Village of Ryde. In reconstructed form it retains a sense of continuity from its colonial origins as a house built by a second generation settler as a prudent provision for her dependant son.

Many original components are faithfully reconstructed provide evidence for mid nineteenth century building methods. These include:

13. The ashlar sandstone front wall with textured stones and carved sills.
14. Corner stones forming keys for future duplication of the cottage
15. Past pocketing of stones indicating previous verandah configuration.
16. The 'half basement' construction
17. the uneven flooring timbers (front room)
18. butt joined floorboards
19. intact front door sets and windows
20. reconstructed shingle roofing
21. bead jointed boarded ceilings

5.8.2 Statement of Rarity Significance:

Westward Cottage at No 8 Turner Street is a relatively rare example of a 1850s structure dismantled, relocated and faithfully reconstructed retaining original materials and using largely traditional methods.

It illustrates mid 19th Century construction in a clear and unambiguous manner and contains authentic fabric dating to its original construction in the 1850s. Westward represents a tangible link with the settler origins of its owners.

5.9 Representativeness

Criterion (g): An item is important in demonstrating the principal characteristics of a class of the areas' - cultural or natural places; or - cultural or natural environments (local significance).

5.9.1 Assessment under Criterion g:

As a reconstruction, Westward is representative of the original cottage but cannot be said to represent the wider class of colonial houses in Ryde. Originally it may have had significance under this criterion, but that significance can be considered to be altered by the circumstances of its survival in its present form. It retains its characteristics as a vernacular construction only in terms of its external form.

5.9.2 Statement of Representative Significance:

Westward Cottage in its present form cannot be said to have representative significance in the manner intended by the assessment guidelines.

5.9.3 Analysis of the Significance of Views

In some circumstances the heritage curtilage should be defined to encompass a wider area beyond the property boundary. This usually relates to significant views to or from the item. In this case, Westward Cottage at No 8 Turner Street is an integral component of Turner Street, with broad outlook to the west and potential views to Ryde Bridge in the south. The Cottage, while not as prominent as its neighbour, the former Wesleyan Parsonage, would still be visible from many vantage points to the west.

It retains a view to 'Willandra' Devlin's "Mansion House" but there would be limited and an incidental view only back from Willandra's north facing windows. While Willandra was built to be a focus of attention mainly from the south, east and west, it was also prominent to view from the roadway (Now Victoria Road) to the north. But the views towards Westward were not so obviously intended. We would conclude that, while the views from Westward were intended and the house sited accordingly, views towards Westward were a largely unintentional consequence

The same cannot be said for the siting of Westward on the street alignment of Turner Street which was deliberate. This maximised the land available on the site to the west of the cottage but also accentuated its presence, albeit in the modest context of Turner Street.

Given the elevation of Westward and the breadth of the present roadway, it is unlikely that any development would in the future obscure Westward Cottage's outlook. But this view is significant in the naming of "Westward" and one of the purposes of resiting it in Turner Street with the same

orientation is a recognition of the significance of this view in terms of its historical associations.

5.9.4 Significance of Views

Therefore it would be prudent to note the westward view is significant and record that the heritage curtilage generally includes the open views to the west so that these would be considered in relation to any larger scale developments to the west in future.

5.10 Level of Significance

Westward is of high local significance for the reasons listed in the Summary Statement of Cultural Significance.

5.11 Identified Historical Themes

5.11.1 Generally

Westward Cottage at No 8 Turner Street demonstrates state and local themes listed by the NSW Heritage Office and City of Ryde LEP No 167.

5.11.2 State themes

Westward Cottage demonstrates the following state themes suggested by the NSW Heritage Office:

Townships

Persons

Communication

5.12 Other Listings

- Register of the National Estate (Australian Heritage Commission)
- NSW State Heritage Inventory (NSW Heritage Office)
- Westward – Data Base No .2340105
- The City of Ryde Planning Ordinance - Item No 167
- National Trust of Australia (NSW) (National Trust of Australia (NSW))

5.13 Summary Statement of Cultural Significance

Westward Cottage is recognised as an important historic place by its owners the City of Ryde, the NSW National Trust, the Ryde District Historical Society, its tenants the Macquarie Community College and the local community.

Built originally on Lot 16 of Devlin's "East Ryde" subdivision of 1841, Westward Cottage at No 8 Turner Street is historically significant to Ryde as an early 1850s worker's cottage relocated and faithfully reconstructed in the 1990s as the sole means of conserving its historical significance.

Westward Cottage's reconstructed fabric is a tangible reminder of The Village of Ryde. It evokes the character of the Ryde Village in the 19th Century and contributes to an understanding the Ryde Village as Ryde's first civic place.

The building demonstrates the contribution of worker's to the life of Ryde Village in the mid to late 19th Century.

Owned by one family for 125 years, Westward connects the descendants of Mary Porter (née Hutchinson), Richard Porter and James Weavers, (Mary's first husband) with their pioneering origins and has high social significance for them.

Westward contributes to the streetscape values of neighbouring 19th and early 20th Century buildings. Its character is reinforced by its replication of a simple palette of materials including local sandstone, bricks and timber. Its hipped timber shingled roof and prominent grouped chimney denote it as an accurate representation of a vernacular Colonial Georgian cottage. It is a clear illustration of mid 19th Century construction containing surviving authentic fabric dating to its original construction in the 1850s.

Westward Cottage at No 8 Turner Street is a relatively rare example of a 1850s structure dismantled, relocated and faithfully reconstructed while retaining original materials and using largely traditional methods. It has limited research potential, its relocation precluding survival of archaeological deposits or subtle features.

The present plot boundary curtilage of Westward Cottage is the triangular shaped extended plot boundary of the residual plot transferred from the RTA. This should be rationalised to a plot representing the original frontage of Lot 16 of Devlin's "East Ryde" subdivision the original site.

The extended curtilage includes a view generally to the west for which the item was named.

6 OPPORTUNITIES AND CONSTRAINTS

6.1 General Constraints & Opportunities

The previous section identifies the cultural significance of Westward Cottage. This section examines constraints, issues and opportunities associated with the site and building, which must be addressed in the conservation policies for this local heritage item.

6.2 Application of the Burra Charter

We have referred to *Management of Heritage Assets by NSW Government Agencies* in preparing the policy structure in this Conservation Management Plan. Its stated principles have been framed to ensure consistency with those of the Burra Charter.

The guideline states:

The "Burra Charter" sets out the standard for best practice heritage and conservation work in Australia. The Charter is issued by the peak heritage group Australia ICOMOS (the International Council Of Monuments and Sites).

Although the Burra Charter is not cited formally in an act, it is nationally recognised as a document that shapes the policies of the Heritage Council of NSW and the Heritage Office. In December 2004 the Heritage Council formally endorsed the Burra Charter as the key policy document that underpins heritage management in New South Wales and Australia.

This CMP includes policies referenced to the Burra Charter Articles from which they are derived. 'Conservation principles' derived from the Heritage Office's "Agency" guideline which reflect the combination of responsibilities entailed in Ryde Council's several roles as owner, manager and consent authority are summarised in this section on Constraints and Opportunities.

6.3 Ownership of a Heritage Item by a Local Government Council

The City of Ryde holds several roles in relation to Westward Cottage. The dual role as owner of a heritage listed property and of consent authority in relation to development of that property has not been generally explored specifically in relation to Local Governments, although authorities such as Sydney Harbour Foreshores Authority have developed specific policy responses to these situations over many years.

The following policies have been written reflecting these roles.

These roles include:

- The role as owner of the heritage listed property
- The role as Asset Manager of the Heritage Listed Property
- The role of Consent Authority in terms of any major change of use or works requiring a Development Application process.

Together these roles entail a level of public accountability which is greater than that were ownership to be either private or through a government agency without the dual responsibility as consent authority.

In the case of Westward Cottage the owner, the City of Ryde, is also the consent authority for the assessment of any development applications relating to its future use. Included in the "Opportunities and Constraints" are 'conservation principles' derived from the Heritage Office's *Management of Heritage Assets by NSW Government Agencies* which reflect the combination of responsibilities entailed in the City of Ryde's several roles as owner, manager and consent authority. These largely restate accepted principles of governance in the context of a Council's ownership of a heritage item.¹²⁰

These can be found in **Section 6.6 – Ownership Issues.**

While combined roles and responsibilities could pose some issues for the process of conservation management, the range of skills encompassed in local councils potentially makes these excellent agencies for the effective management of heritage conservation. Different departments of a Council have specific skills in maintenance; asset management; security services; development of uses for provision of services; and include specialists in local studies, heritage and planning. Councils may also be in a position to mobilise volunteers and community support for heritage generally and arrange controlled access for visitors on particular occasions.

In the case of Westward Cottage, opportunities exist to broaden the use and benefits to the community of the building over time to ensure the investment in its conservation is rewarding over the longer term.

6.4 The Statement of Significance

6.4.1 Ability to Demonstrate Significance.

The ability of Westward Cottage to demonstrate historical significance is altered by the extent of intervention with the fabric resulting from its relocation and reconstruction.

Evolutionary aspects of the structure have been lost in the removal of additions dating from the 1920s. While this has revealed more clearly the original form and character of the 1850s house, evidence of its later occupation has been lost. This restricts avenues of interpretation, emphasising the earlier contribution

¹²⁰ This is not directly applicable as Local Councils are not, as far as can be determined, Government Agencies for the purposes of the Heritage Act. The combined roles of Owner of a Local Heritage Item and Consent Authority in relation to that Item would suggest that the broad principles set down in *Management of Heritage Assets by NSW Government Agencies* should, and indeed may already have been, formally considered by the City of Ryde, which owns several heritage items both of Local and State Heritage Significance.

at the expense of a more complete understanding of the relationship of the house to the Taylor family. To some extent this deficit can be mitigated by use of available documents in interpretation. For this to be successful, some additional work will need to be done to gather together any further documents, photographs and other evidence from family and community sources and secure these by copying in archival forms. (See Section 7 – Conservation Policies)

The removal of late 1970s additions and alterations was beneficial and appropriate in terms of the Burra Charter (removal of accretions to reveal more important aspects of significance). It assists an understanding of the primary significance of Westward Cottage.

6.4.2 Intactness and Fabric

The surviving fabric is intact in terms of form, materials and character. This is reinforced by the careful integration of partially surviving fabric including joinery, hardware, flooring and ceiling linings. The effect is further reinforced by the conscious choice of timber shingles for the covering of the main roof. This draws an immediate distinction with buildings from later periods and the continued use of shingles would be an essential prerequisite to maintaining the present level of interpretive potential. Similarly, retention of exposed timber flooring internally and the ceiling lining of beaded boards would be important to ensure that the historical significance of Westward Cottage representing a pivotal point in the development of the Ryde Village can be interpreted for coming generations.

6.4.3 Limits to Development Potential

The Late Colonial Georgian features of Westward Cottage should be conserved and the scale and character of future development in the vicinity restricted. Ideally there would be no future additions to Westward Cottage that were not absolutely necessary to ensure its future conservation. These are discussed further below.

6.4.4 Location and Setting

6.4.4.1 Recognition factors

Although Westward Cottage is in a physically prominent location, it is little recognised in comparison to other heritage items like the adjacent Parsonage or “Willandra”, located across Victoria Road. Access to the pair from Church Street via Church Lane is relatively obscure and one should not be surprised if there are few or no visitors to the site other than staff and students of the Macquarie Community College attending courses at The Parsonage.

6.4.5 Interpretation

6.4.5.1 Interpretation

At present interpretation relies on a single sheet handout produced by City of Ryde. This provides a basic level of interpretation for Westward Cottage. Its story could be told in several ways and would justify both better content and production. Signage and other media could be used to further and better interpret the family story of the Weavers, Porters, Wicks and Watts together with the Taylors to show the continuous link from first settlement in Ryde through to the late 20th Century. There is considerable potential in considering interpretation more broadly, given Ryde's 'collection' of Council owned heritage items both of Local and of State significance.

6.4.5.2 Signage

There are two signs at the site, one for The Parsonage facing Turner Street and the other for Westward Cottage facing Devlin Street and situated at the top of the retaining wall to the road ramp to Victoria Road. Both are of substantial size but the Westward Cottage sign facing Devlin Street is simply dwarfed by the scale and monolithic character of the concrete wall retaining wall on which it sits.

This wall greatly detracts from an appreciation of both items, although to a lesser extent for The Parsonage, which is itself of considerable scale and prominence. The use of night lighting enhances the presence of The Parsonage but it is difficult for someone who is interested to know how to visit these heritage items. Further signage could easily confuse and clutter the scene.

6.4.6 Profile & Prominence

Westward Cottage is difficult for a visitor to locate. The relatively blank expanse of the Devlin Street Overpass retaining wall could however be considered as an asset to interpretation if some form of substantial graphic or mural treatment could be applied which could be designed to draw some attention to the nature of the two items.

Noting that the lower retaining walls to the Devlin Street overpass are treated with a bas-relief semi-abstract design accented with bright yellow, one could expand on this opportunity by proposing some interpretive wall treatment which could represent the earlier setting of these items – for instance, one could paint a silhouette pattern representative of the skyline of lost housing facing Devlin Street onto the wall showing the earlier character of Devlin Street.

6.4.7 Visitation

Opportunities should be sought and if necessary negotiated with the lessee Macquarie Community College to facilitate visitation and interpretation in a manner acceptable to the lessee. The significance of the building and of its individual components should continue to be interpreted to visitors and user of Westward Cottage and The Parsonage and supported with attractively presented and factually accurate material. This should also be available from Council's Chambers and the local Library. Visitor access to Westward Cottage and The Parsonage should be encouraged, consistent with conservation of its fabric.

6.4.8 Street & Townscape Contributions.

Location in a relative backwater may pose some constraints on visitation. Both Westward Cottage and The Parsonage benefit from the sense of separation from the main road below. This provides a sense of the character of a Village. A broader understanding of the original Ryde Village would however require a more formal recognition and development control policies which reinforced its historic characteristics. Both items contribute to a sense of this character and in particular reinforce the values of the Wesleyan Church Group immediately opposite in Turner Street which also justifies more recognition. The northern end of Turner Street may require development controls reflecting its streetscape values in the future. For the same reasons the nearby Federation cottage 'Blaxland House' should be recognised as a contributory element to this immediate group. Its loss through unsympathetic redevelopment would erode the heritage qualities of this remnant of Turner Street.

The Turner Street streetscape in which Westward Cottage and The Parsonage are situated should be conserved to retain a sense of the emerging Ryde Village c 1880s. These heritage items are an important and integral component of the Ryde Village precinct and of the former Wesleyan Church Group and their presentation to Turner Street should be retained and conserved.

6.4.9 Views and Adjacent Park

Significant views to and from Westward Cottage and The Parsonage from approaches to the south and north should be retained and conserved. Streetscapes and presentation to Turner Street should also be preserved. There are no specific development threats envisaged whose scale and scope is likely to affect these aspects. Future large scale development to the west would preferably need to be controlled in terms of design, scale, articulation and character. Redevelopment on such scale is not considered to be likely through the foreseeable future.

6.4.10 Archaeological Potential

The stabilised domed brick water cistern is an archaeological item, which together with the limited potential archaeological resources on The Parsonage site should be conserved. The plaque interpreting the cistern should

be retained. This archaeological feature would be a constraint on any additional development in the immediate vicinity requiring an excavation permit from the NSW Heritage Office before it can be disturbed.

6.5 Statutory Effects of Heritage Listings

6.5.1 Environmental Planning and Assessment Act 1979 - Protection for items of environmental heritage

The Environmental Planning and Assessment Act 1979 (EPA Act) identifies procedures for the authorization of development on places of environmental significance. Local councils prepare environmental planning instruments which are 'made' under the EPA Act by signature of the Minister for Planning.

Placement of Westward Cottage on the heritage schedule of the City of Ryde's Planning Scheme Ordinance (RPSO) recognizes it as a place of environmental significance under the EPA Act.

6.5.2 Local Government Planning Instruments - Ryde Planning Scheme Ordinance (Local Environmental Plan) - (LEP)

The City of Ryde's Planning Instrument is the Ryde Planning Scheme Ordinance. This is currently under review and following required processes may be replaced in due course. At such time this section may need to be updated.

For reference standard LEP heritage clauses currently under consideration are attached as Appendix 9.1.

Applicants should always refer to the City of Ryde's current planning instruments when preparing proposals. Consultation with the City of Ryde's Heritage Planner or Heritage Officer / Advisor should also occur before placing any reliance on interpretations of the heritage provisions of the City of Ryde's Planning Instruments.

Currently, the Ryde Planning Scheme Ordinance Part IX, Section 84-92 regulates the development of heritage items and conservation areas.

For Westward Cottage and heritage items generally, Section 86 of the RSOP stipulates when development consent may or may not be required:

"86. Protection of heritage items, heritage conservation areas and relics

(1) When is consent required?

The following development may only be carried out with development consent:

- (a) demolishing or moving a heritage item or a building, work, tree over 5 metres in height or place within a heritage conservation area,
- (b) altering a heritage item or a building, work, relic or place within a heritage conservation area by making structural or non-structural changes to its exterior, such as changes to its external detail, fabric,

-
- finish or appearance,
- (c) altering a heritage item by making structural changes to its interior,
 - (d) moving a relic, or disturbing or excavating any land 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,
 - (e) demolishing, dismantling, moving or altering the whole or part of a heritage item,
 - (f) erecting a building on, or subdividing, land on which a heritage item is located or which is within a heritage conservation area.

(2) What exceptions are there?

Development consent is not required by this clause if:

- (a) the proposed development is of a minor nature or consists of maintenance of a heritage item or a building or work, relic, tree or place within a heritage conservation area, and
- (b) the proposed development is consistent with the adopted heritage policy statement, and
- (c) the proposed development would not adversely affect the heritage significance of the heritage item or heritage conservation area concerned, and
- (d) the proponent has notified the consent authority in writing of the proposed development and the consent authority has advised the proponent in writing before the development is carried out that it is satisfied that development consent is not required because the work complies with the adopted heritage policy statement.”

This Conservation Management Plan, once adopted by the City of Ryde, would be such a ‘policy’ as identified under clause 86(2)(b) and (d). In considering a development proposal Council must assess whether the development “would affect the heritage significance of the heritage item”.

Section 86 includes provisions relating to assessment and documentation of a heritage application:

“...4) What must be included in assessing a development application?

When determining a development application required by this clause, the consent authority must assess 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.

(5) The assessment must include consideration of:

(a) for development that would affect a heritage item:

(i) the heritage significance of the item as part of the environmental heritage of the City of Ryde, and

(ii) the impact that the proposed development will have on the heritage significance of the item and its setting, including any landscape or horticultural features, and

(iii) the measures proposed to conserve the heritage significance of the item and its setting, and

(iv) whether any archaeological site or potential archaeological site would be adversely affected, and

(v) the extent, if any, to which the carrying out of the proposed development would affect the form of an historic subdivision, or

(b) for development that would be carried out in a heritage conservation area:

(i) the heritage significance of the heritage conservation area and the contribution which any building, work, relic, tree or place affected by the proposed development makes to this heritage significance, and

(ii) the impact that the proposed development would have on the heritage significance of the heritage conservation area, and

(iii) the compatibility of any proposed building or work with nearby original buildings and the character of the heritage conservation area, including compatibility with the existing size, form, scale, orientation, setbacks, materials and detailing, and

(iv) the measures proposed to conserve the significance of the heritage conservation area and its setting, and

(v) whether any landscape or horticultural features of heritage significance would be affected, and

(vi) whether any archaeological site or potential archeological site would be affected, and

(vii) the extent, if any, to which the carrying out of the proposed development would affect an historic subdivision pattern.

(6) What extra documentation is needed

When determining whether or not to grant a development consent required by this clause, the consent authority:

(a) must not grant such a consent until it has considered a heritage impact statement which includes an assessment of the matters raised in subclause (5) (a) or (b) as the case requires, and

(b) where it requires that a conservation management plan should also be considered, may refuse to grant the consent unless a conservation

management plan has been considered.”

6.5.2.1 *Heritage Impact Statements*

Under Clause 86 (6)(a) applications may require a heritage impact statement providing an expert assessment of impacts to demonstrate that a development would be acceptable and involve minimal heritage impacts. RSOP’s definition of “Heritage Impact Statement” would be reinforced if it was required to be in accordance with current guidelines issued by the Heritage Office of NSW.

In assessing an application, Council may also require a conservation management plan. The heritage impact statement should include details of the size, shape and scale of, setbacks for, and the materials to be used in any proposed buildings or works and details of any modification that would reduce the impact of the proposed development on the heritage significance of the heritage item.

The RPSO also seeks to protect the setting of a heritage item. It requires assessment of impacts on its setting for example, by affecting a significant view to or from the item or by overshadowing, or that may undermine or otherwise cause physical damage to a heritage item.

6.5.3 *The NSW Heritage Act 1977 Relics*

The Heritage Act provides protection of relics older than 50 years. An excavation permit is required to 'damage, despoil, move or alter' according to (S. 129A (b)). This applies to the domes brick cistern on the adjacent property which may project past the northern boundary of Westward Cottage and is a 'relic' under the Heritage Act. The advice of an archaeologist should be sought when contemplating excavation in this vicinity.

6.5.4 *Heritage Listing*

Westward Cottage is listed on Schedule 15 of the Ryde Planning Scheme Ordinance as an item of environmental Heritage. The adjoining Parsonage at No 12 Turner Street is also listed.

HERITAGE ITEMS (Extract From Schedule 15 RSOP)

No on Map	Address	Type	Significance
167	Turner St (8), "Westward", Ryde	House	Local
163	Turner St (12), Ryde	House	Local

Although the surrounding area comprising components of the Village of Ryde historic precinct has not been listed as a conservation area, it has been identified as a historic precinct in City of Ryde Development Control Plan which relates to development in the Ryde Civic Area. The defined future character is

that the "Heritage Precinct will value enhance and interpret heritage resources and cultural landscapes".

The Village of Ryde Historic Precinct is shown in Figure 1 at the start of this CMP.

6.5.5 Adjacent Heritage Items and Items in the Vicinity

The requirements of the Ryde Planning Ordinance would be considered to apply with respect to development within the vicinity of other heritage items including:

- The Former Wesleyan Church Group including Chapel, Present Uniting Church and Hall.
- St Anne's Church, Churchyard and former Courthouse.

6.5.6 Potential Heritage Items

- Blaxland House, situated at the northern end of Turner Street should be assessed as a potential Heritage Item and / or as a contributory component of the Village of Ryde Historic Precinct (considered as a Conservation Area)
- The Former Wesleyan Chapel, built in 1848 is a rare intact surviving stone structure built in 1848 and used in the 1870s as Ryde's first Council Chambers is of exceptional significance to the City of Ryde and potentially of State Heritage Significance and should be assessed further with the object of conserving its authenticity and interpreting its role in the early development of Ryde from Village to City.

6.5.7 Compliance with BCA, Codes & Standards

Westward Cottage, reconstructed faithfully to its 1850s configuration would not fully comply with BCA requirements other than for a residential use.

6.6 Ownership Issues

6.6.1 Public Ownership Principles

6.6.1.1 Sustainability

Conservation of cultural and natural heritage is recognised as part of The City of Ryde's management response to ecologically sustainable development. The conservation and, where appropriate, adaptive re-use of heritage assets has major benefits to the community in terms of promoting the wise use of resources and achieving energy savings.

Heritage assets should, where feasible, continue to be maintained in their operational role. Where they are surplus to operational requirements, the City of Ryde should aim to ensure that items are adaptively re-used for a purpose sympathetic to their heritage significance.

Heritage assets are to be maintained in a manner which retains heritage significance, with the objective of preventing deterioration and avoiding the need for expensive “catch-up” maintenance and major repairs.

6.6.1.2 Alterations

Alterations should be planned and executed to minimise negative impacts on heritage significance (including curtilage and setting), and appropriate mitigating measures should be identified.

6.6.1.3 Transfer of Ownership

The transfer of ownership or control of heritage assets that are surplus to the City of Ryde’s requirements needs to be planned and executed so as to ensure future conservation of the item’s significance. Conservation Agreements under the Heritage Act are one means of achieving this objective.

6.6.1.4 Management of Redundant Heritage Assets

Management of redundant heritage assets (orphan assets) surplus to the City of Ryde’s needs (but still in the ownership of the agency or under its control) should be planned and executed so as to conserve the item’s heritage significance.

6.6.1.5 Prudent Financial and Budgetary Management

The City of Ryde should implement Asset Management programme in an efficient and effective manner which achieves value for money and does not unreasonably burden the community into the future. For example, the deferring of conservation and maintenance actions to heritage assets will result in additional costs in the longer term.

6.6.1.6 Staff Expertise and Compliance

The City of Ryde needs to ensure that its staff is appropriately educated on the value and role of the City’s heritage estate. Specific expertise should be available to effectively and efficiently implement these principles and guidelines

6.7 Tenancy Issues

6.7.1 Current Lease Arrangements

Both Westward Cottage and The Parsonage are currently leased to Macquarie Community College Inc. which provides continuing education courses to the community. The rental structure reflects the Macquarie Community College’s involvement and investment in the restoration process for The Parsonage. This applies for the first and second 5 year periods of the lease now in its first term. An option for a further term of 5 years would be at market rental.

6.7.2 Responsibilities for Maintenance

The terms of the lease stipulate the maintenance to be undertaken by the lessor and lessee respectively. Responsibilities specifically in relation to heritage

issues are not well reflected in the lease. This is not an issue with the present lessee who is equally committed to maintaining the heritage significance of the properties. It may be an issue in future should the lessee change, unless stipulated in future leases. This simplest method would be to refer to a requirement to observe the policies of the Conservation Management Plan and to retain copies both on site and in the property / administrative offices of the lessee.

The Policies Section of this CMP (Section 7) summarises the present arrangement of responsibilities for maintenance on the part of the lessor and lessee. The policy indicates that the owner is responsible overall but may require performance of the schedule of maintenance from the Lessee as stipulated in the lease agreement.

6.7.3 Inappropriate Lease Provisions

Some standard clauses regarding fit-out partitioning and strip-out and restitution on completion of the lease are inappropriate inclusions in a heritage building. An appropriate handover clause for completion of a lease for a heritage item should stipulate an inspection with any required repairs to be based on the Conservation Management Plan policies. This would not appear to present a problem with the present lessee who maintains the interior fabric scrupulously in accordance with the lease conditions.

6.7.4 User Requirements - Occupants

Use of Westward Cottage is restricted by its space limitations. There are effectively two habitable rooms on the ground floor, the front slightly larger than the back. The second room has an open stair leading to the kitchen area below and the adjacent store room, both of which have limited natural light and ventilation. The arrangement would suit office accommodation for a small work unit consisting of perhaps, up to five people with limited requirements for privacy.

Power and communications are provided on wall outlets and lighting would be adequate with perhaps some requirement for additional task lighting. The arrangement may need to be augmented with flexible distribution.

The present flooring shows scuffing in one location of the front room due to mobile chair castors. It may need more frequent maintenance attention or the use of protective office mats in future. The use of fitted floor coverings on the boarded timber ground floor would obscure the simple character of the cottage and should not be permitted. At the same time the floor boards are butted and this makes for drafts and difficulties in heating the rooms in winter.

Although the butted boards may have lost all evidence of original caulking, it is almost certain that some was originally applied. As the type and method of original caulking is not known, it would be acceptable to use a contemporary sealant, carefully applied into the joints and taped on the

underside. The colour should provide a slight contrast with the tone of the timber boards.

On the lower ground floor the rooms are dark but could be adequately lit artificially for their functions as a kitchen / work / staff room and a store / photocopying room. As the joists are open above the dividing wall, some additional ventilation occurs. The lower ground floor flooring consists of concrete pavers laid on a concrete slab. This is usually an external paving finish but used here appears sound and free from dampness. Maintenance should include application of a suitable clear concrete paving sealant to resist build-up of grit or dusting of the surface.

On the lower ground floor, it would be permissible to use a sympathetic floor covering reflective of the period such as woven sisal or coir matting fitted over suitable underlay using reversible fixings.

The potential for re-adaptation of Westward as a house would be hindered by the present arrangement of toilet facilities. There is no bathroom as such and access to the toilets requires going outside undercover. While an authentic 'outhouse' experience, this would not suit contemporary requirements.

The house has other attractive features and an expansive view which could suit small business or an admin or consulting component of a larger business. Used in conjunction with The Parsonage, it offers some physical separation of staff or administrative functions, desirable in some instances.

Other occupancy issues are addressed elsewhere in this analysis of opportunities and constraints.

6.8 Key Stakeholders

6.8.1 The Ryde District Historical Society

The Ryde District Historical Society is an authoritative interest group involved in identifying and advocating the retention of this building. Their views are generally held in high regard by local interest groups. They have a particular regard for Westward Cottage for whom they were a key advocate when its destruction was threatened by roadworks.

6.8.2 Local and Regional Stakeholders

Local and regional stakeholders who should be considered and, depending on proposals should be consulted are the local community, and any other interested or involved groups.

6.8.3 Recent Visitation and Use

Westward Cottage is currently not opened to the public but there is considerable potential for mutual promotion by Macquarie Community College and City of Ryde in relation to the heritage values of the site. A reasonable number of students of the Macquarie Community College would be potential advocates for the significance of the building if supported by relevant displays

and historical interpretation material. The mutual support and co-operation of the Ryde District Historical Society could also broaden the level of visitor interest, given its historical links with Westward Cottage.

Future versions of the lease should seek to make Westward Cottage accessible to inspection in conjunction with City of Ryde support for activities such as Heritage Week and Education Week.

6.9 Records, Archives and Books, Collections

An archive of conservation material related to Westward Cottage should be duplicated and retained on site. The archive would consist of the records of investigations and works undertaken on the site.

The City of Ryde may hold other property and maintenance records. These should be consolidated in some form to provide an overview of the maintenance and repairs history of the building in recent times. The records should be duplicated and a copy made available at the City of Ryde's Libraries.

6.10 Curtilage

Curtilage is the wider area where development controls need to be in place to protect the essential significance of a place and its setting. Contained within this larger area there may be a minimum lot which is the minimum parcel of land which must be retained in order to conserve the significance of the property. For Westward Cottage, the minimum lot would comprise a lot frontage similar to that of its original site.

However, provision of an identified wider area where development controls are required may be of assistance to Council when determining appropriate development in the vicinity of a heritage item.

7 CONSERVATION POLICIES

7.1 Policy Structure

The policies are arranged under the following headings:

- General Policies - Burra Charter Conservation Principles
- Local Government Ownership – Conservation Principles
- Policies for Conservation of Significance
- Policies For Conservation of Significance
- Asset Management
 - General
 - Conservation of Materials
 - Schedule of New Work
 - Schedule of Maintenance

7.2 General Policies –Burra Charter Conservation Principles

1.00 Conservation Principles – Burra Charter	Burra Article 2 - Conservation and Management
1.01	The future conservation and development of Westward Cottage should be carried out in accordance with the principles of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter) 1999.
1.02	Places of cultural significance should be safeguarded and not put at risk or left in a vulnerable state.
1.03	The recommended policies and conservation options discussed in this document should be formally adopted by Resolution of The City of Ryde as a guide to future conservation and development of the place irrespective of the use to which it is put.
2.00 Change & Authenticity	Burra Article 3 – Cautious approach
	All work in the building relating to adaptation or reinstatement shall be undertaken on the basis of known evidence. Those involved should consult this plan and related archival and maintenance records, seeking further expert advice where necessary to ensure that the proposed changes are soundly based and will not distort the physical or other evidence that defines its significance.
3.00 Relevant Experience	Burra Article 4 - Knowledge, skills and techniques
	Relevant and experienced professional conservation advice should be provided for all major conservation, adaptation and repair works proposals and programs throughout the building.
4.00 Basis for Decision Making	Burra Article 6 - Burra Charter Process
	The statement of significance and plans showing levels of significance for spaces, fabric and elements in this plan, together with any more detailed assessments of individual items, should be adopted as a basis for future decision making, planning and work on the place.

7.3 Local Government Ownership – Conservation Principles

5.0 Conservation Principles – Local Government 's Roles and Responsibilities

Owner as Public Authority

The City of Ryde as both owner and consent authority with responsibilities for safeguarding local heritage on behalf of the community shall consult broadly with stakeholders in determining major changes of use or in relation any proposal to dispose of the property.

Stakeholders including but not limited to:

- Macquarie Community College, as long term lessee.
- Ryde District Historical Society
- Residents of Village of Ryde Historic Precinct..
- Ryde residents and ratepayers generally.

6.00 Compatible Use

Burra Article 7 - Use

6.01

Since reconstructed and adapted as an office annexe, residential occupation would be restricted by the limitations of present bathroom and kitchen areas. Re-use as a residence would entail some further adaptation and alteration, generally to non-significant fabric.

6.02

Generally the policy relating to use recognises the changing social and physical context and seeks to promote the most sympathetic uses for the building and its parts.

No significant changes to original external fabric of Westward Cottage should be permitted without preparation of a Heritage Impact Statement identifying impacts and mitigation.

Adaptation, which does not adversely affect the use, character or significance of the place as a whole, may be permitted in areas of lower significance or limited visual prominence.

6.03

In any future use, the public access via the western pathway is to be maintained but should be secured with a sympathetic fence and gate to prevent unauthorised access with malicious or mischievous intent.

6.04

Generally, uses sympathetic to interpretation of its history and significance would be encouraged, particularly uses which provide additional opportunities for informal and formal access by members of the public.

Adaptation of additional parts of the building or its site for such use including additional interpretive material or signage should be permissible, subject to an assessment of impacts on significant fabric.

6.05

Future use should not inhibit a broader view which permits community uses particularly where these increase the interface with the public and reinforce the perception of the building and the site as an accessible public resource.

6.06

Proposed adaptation or changes which would require the introduction of particular services and/or structural alterations which would have a strong adverse effect on the use, character and/or heritage significance of the building are unacceptable.

7.00 Participation

Burra Article 12 - Participation

As a minimum, participation requirements required under Ryde Planning Scheme Ordinance's heritage requirements for advertising and consultation relating to proposed development should be observed.

For major changes, Council should adopt an assessment process which includes independent assessment of heritage impacts. Where appropriate to resolve issues which may give rise to conflict, Council should consider some form of mediation under the auspices of the Heritage Council / Heritage Office of NSW, whether specifically required by the RPSO provisions or not.

8.00 Conflicting Values **Burra Article 13 - Co-existence of cultural values**

No conflicting cultural values have been identified in the course of this study.

9.00 Setting **Burra Article 8 - Setting**

- 9.01** Proposed changes to the setting of Westward Cottage should be guided by an appreciation of the connection of the cottage with its views to the west; its contribution to the remnant Turner Street streetscape and to the Village of Ryde historic precinct.
- 9.02** In general no new development should be permitted within the designated curtilage, which would detract from the streetscape contribution of Westward Cottage to the Village of Ryde historic precinct by obscuring the present visibility of the Cottage.
- 9.03** No additions should be considered to the present northern or western facades. Limited potential exists for an extension of the existing western balcony to return along the southern side as a skillion.
The existing east verandah and western balcony should not be enclosed. The western (Lower Ground) verandah could be secured by open lattice or similar grille to ensure security to this vulnerable location.
The Southern Enclosure of the Western Balcony could be modified to permit a framed open view towards the south.
- 9.04** The building should retain its form and expression viewed from Turner Street.
- 9.05** The proposed heritage curtilage indicated in Figure 36 should be adopted as the setting for Westward Cottage for purposes of assessment of visual impacts of future proposed developments.
- 9.06** Proposed work, which may have additional adverse impacts on the exterior form and qualities of the building as a vernacular Colonial Georgian cottage are unacceptable.
Conversely, work which reverses existing minor stylistic intrusions on the exterior of the building may be altered to reinforce the original colonial qualities of the cottage.
- 9.07** Any proposal to alter adjacent buildings or structures visible from Westward Cottage should be subject to a heritage impact statement which assesses the potential positive or negative impacts of the proposal on the values of Westward Cottage.
- 9.08** In any future use, the public access via the western pathway is to be maintained but may be secured with a sympathetic fence and gate to prevent unauthorised access with malicious or mischievous intent.

10.00 Contents **Burra Article 10 - Contents**

There are no significant moveable contents in evidence within Westward Cottage.

11.00 Related Places **Burra Article 11 - Related places and objects**

- 11.01** The contribution which related places and related objects make to the cultural significance of the place should be retained.
- 11.02** Related Places for the purposes of this clause are:
The location of the original Lot 16 (6 Turner Street) assuming this can be meaningfully determined.

12.00 Changes **Burra Article 15 - Change**

- 12.01** When change is being considered, a range of options should be explored to seek the option which minimises the reduction of cultural significance.
- 12.02** Retention, enhancement and retrieval of the cultural significance of the place should be adopted and implemented as opportunities arise, taking into consideration and the changing needs of Westward Cottage, availability of funds and other constraints.
- 12.03** Planning procedures should have regard to the regulatory controls under the EPA Act 1977 and current Local Environment Plans for the City of Ryde. Approval should be sought for changes.
- 12.04** Changes to significant fabric & changes within the defined curtilage or involving the setting generally of Westward Cottage shall be subject to preparation of a Statement of Heritage Impacts based on this Conservation Plan.

12.05	Surviving building fabric nominated in this Conservation Plan as being of Exceptional or High Significance shall only be considered for removal or alteration where there is no appropriate alternative. Decisions regarding this action should take into account the use and significance of the place as a whole in evaluating alternative action and such evaluation will always involve appropriate input from conservation professionals experienced in the relevant area of expertise	
12.06	Where significant fabric is removed or altered, a thorough recording of the existing form and detail shall be made including its location within the structure. Removed items shall be labelled and stored safely for future reinstatement. The resulting records shall be lodged with the Conservation Plan for future reference and review.	
12.07	Building fabric and contents which are identified in this plan as being insignificant or of an intrusive nature may be removed altered or adapted provided that such action allows the potential for recovery of significance and does not damage surrounding original fabric.	
13.00	Reconstruction	Burra Article 20 - Reconstruction
13.01	Reconstruction is appropriate only where a place is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the fabric.	
13.02	Reconstruction should be identifiable on close inspection or through additional interpretation.	
14.00	Adaptation	Burra Article 21 -- Adaptation
14.01	The appropriate level of significance of any part or element of the building shall be determined from this plan prior to determining the appropriate level of intervention or action. Before any major works are undertaken, review all available documentary and physical evidence in order to guide effective conservation work.	
14.02	Adaptation is acceptable only where the adaptation has minimal impact on the cultural significance of the place.	
14.03	Adaptation should involve minimal change to significant fabric, achieved only after considering alternatives.	
15.00	New Work	Burra Article 22 - New work
15.01	New work may be sympathetic if its siting, bulk, form, scale, character, colour, texture and material are similar to the existing fabric, but care should be taken to differentiate new from existing in a subtle and non intrusive manner. Imitation should be avoided.	
15.02	New work such as additions to the place may be acceptable where it does not distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation.	
15.03	New work should be readily identifiable as such.	
16.00	Conserving Use	Burra Article 23 –Conserving use
16.01	Should circumstances lead to a change of use for the building, new uses should be selected which are most compatible with the retention and recovery of the original character and identified cultural significance of the place.	
16.02	A public accessibility strategy for Westward Cottage should be devised and implemented to ensure the building is capable of being accessed by all relevant groups.	
17.00	Interpretation	Burra Article 25 - Interpretation
17.01	An interpretation strategy for Westward Cottage should be prepared and implemented using professional heritage consultants	
17.02	The person or committee responsible for the consistent implementation of the conservation plan should also review all proposed signage for Westward Cottage.	
17.03	New signage should follow an established "image" chosen to enhance the appearance and interpretation of Westward Cottage.	
18.00	Burra Charter Process	Burra Article 26 –Applying the Burra Charter process
	Written statements of cultural significance and policy for the place should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.	

19.00 Managing Change**Burra Article 27 – Managing change**

- 19.01** Proposed adaptation or changes which would require the introduction of particular services and/or structural alterations which would have a strong adverse effect on the character and/or heritage significance of the building are unacceptable.
- 19.02** Proposed changes of use to any part of a building should only be considered in the context of a coordinated plan for the whole building
- 19.03** Existing fabric, use, associations and meanings should be adequately recorded before any changes are made to the place.
- 19.04** Prior to commencement of any works, prepare a suitable record of areas where work is to occur including as necessary, photographic recording and measured drawings to document areas where change is occurring.
- Where approved construction is of a substantial nature, prepare a comprehensive photographic recording as a working record in the planning and design stages
- Where required by approval authorities prepare a photographic archival recording to Heritage Office Guidelines for an Item of Local Significance.

20.00 Disturbance of Fabric**Burra Article 28 –Disturbance of fabric**

Studies shall adopt a non-invasive approach with regard to significant fabric. Where disturbance is necessary for conservation work, appropriately qualified people should be involved at all stages to ensure no loss of significance results.

21.00 Responsibility**Burra Article 29 - Responsibility for decisions**

- 21.01** The Owner and Lessee/s attention is drawn to the provisions of the Heritage Act of NSW 1977 as amended. Persons, Authorities or Organizations should seek expert legal advice on their respective responsibilities under the Act.
- 21.02** Management policies and practices should be reviewed in the context of this Conservation Management Plan and The Heritage Act and Guidelines issued from time to time by the Heritage Office of NSW and these policies confirmed or amended as necessary to reflect the changing regulatory frameworks relating to heritage.
- Such review should clearly delineate and state the responsibilities the Owner, the Lessee/s including Board of Management and those holding Executive positions in any Company or Authority named as Owner or Lessee/s.
- Decisions regarding responsibilities should be documented in the form of official minutes and kept up to date with amendments in accordance with subsequent decisions. Where decisions are taken by different departments the records structure should be set to advise those with key responsibilities with regard to management of Westward Cottage of changes.
- 21.03** This procedure should ensure that decisions on development are made in a responsible manner in the context of sound conservation practice. The planning and decision making procedure may need to be reviewed periodically to ensure its continued ability to meet this objective.

22.00 Documentation**Burra Article 31 - Documenting evidence and decisions**

A log of new evidence and additional decisions should be kept by the owners or lessees.
The log should include the following documentary evidence:

- New research including copies of or accurate references to original papers, academic theses, academic papers, discoveries of historical photographs or oral histories.
- Construction documents relating to any adaptation or modifications, including copies of drawings, specifications and details and a list of general and specialist sub-contractors identifying the work undertaken.
- Paint chips and specifications identifying paint manufacturers, products and colours used.
- Photographic recording undertaken in connection with conservation or construction work.

This Conservation Plan should be reviewed at no longer than 5 yearly intervals.

The review should evaluate whether the policies and their implementation are effective in conserving heritage significance in relation to the level of significance of the place.

The review should consider the log of evidence for the previous five year period.

23.00 Records**Burra Article 32 - Records**

23.01 Copies of the Conservation Plan should be retained by the owner and lessee of the site and be available for reference by Management and persons employed or contracted to undertake maintenance of the property. A copy should be maintained for this purpose on site.

23.02 Copies of the Conservation Plan should be lodged with:

- The City of Ryde Records Section
- Ryde Local Studies Collection
- Lessees
- Ryde District Historical Society or other community bodies if requested.

23.03 An archival record should be assembled from available sources documenting the renovation and reconstruction location process as it occurred. Material to be gathered and collated from consultants and contractors involved should include, but is not limited to:

Construction documents, schedules and specifications.

Design documents including engineering and geotechnical data.

Photographic records, if any surviving, which record the demolition, materials handling, site preparation and construction of the relocated building.

The material to be collated, indexed and archived with the assistance professionals, either those involved or a heritage consultant / archivist.

Copies of the material should be kept in reference section of Ryde Library's local studies collection

24.00 Financial Resources

24.01 The owners shall retain all relevant archival material should be copied and kept for reference by all persons having responsibility for aspects of conservation of the place. The material should be archived on site in a designated appropriate archive area. This should include, but not be limited to, the following:

- copies of all extant archival plans, specifications and reports
- copies of all significant original and early photographic records of the place
- a copy of this plan and any subsequent specialists reports including contracts and accounts.
- a copy of any maintenance plan to be prepared for the place.

24.02 There shall be an ongoing commitment to make adequate financial resources available for the engagement of appropriate persons to provide experienced conservation advice when required.

24.03 There shall be an ongoing commitment to make adequate financial resources available for the development and implementation of a planned maintenance program involving regular inspections testing and servicing or repair of significant fabric in accordance with a management plan.

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- 24.04 The external form and fabric of the building makes a major contribution to the significance of the place, with the external envelope being assessed as having high significance.
 - 24.05 The existing form and materials of all roofs should be retained. Any repair, adaptation or replacement of material should retain the original materials, qualities and profiles.
 - 24.06 Design of new minor roof areas should maintain the existing hierarchy of roofs, with existing roof forms as the visible elements and seeking to conceal or understate new roofs.

7.4 Policies For The Conservation Of Significance

25.00 Building Form

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- 25.01 The external form and fabric of the building makes a major contribution to the significance of the place, with the external envelope being assessed as having high significance. The building should retain its overall form with work to areas and components of greater significance generally restricted to preservation, restoration and reconstruction.

Proposed work which may have an adverse impact on the exterior form and qualities of the building are unacceptable.
 - 25.02 Changes to spaces designated as being of Significance should be subject to the preparation of a heritage impact statement. Changes in these areas should be designed to ensure that the design intent, spatial characteristics and the quality of finishes and detailing are maintained in any adaptation. New work should be distinguishable by subtle differences or date markings seen only on close inspection.

Significant spaces should only be adapted in a manner which:
 - Minimises fixings to existing fabric
 - Is substantially reversible
 - Retains the characteristics and continuity of the existing spaces as expressed in existing ceilings.
 - Matches detail, material and finishes.
 - 25.03 Surviving building fabric nominated in this Conservation Plan as being of Exceptional or High Significance shall only be considered for removal or alteration where there is no appropriate alternative. Decisions regarding this action should take into account the use and significance of the place as a whole in evaluating alternative action and such evaluation will always involve appropriate input from conservation professionals experienced in the relevant area of expertise.
 - 25.04 The appropriate level of significance of any part or element of the building shall be determined from this plan prior to determining the appropriate level of intervention or action. Before any major works are undertaken, review all available documentary and physical evidence in order to guide effective conservation work.
 - 25.05 Where significant fabric is removed or altered a thorough recording of the original form and detail shall be made including its location within the structure. Removed items shall be labelled and stored safely against possible future reinstatement. The resulting records shall be lodged with the Conservation Plan for future reference and review.
 - 25.06 Building fabric which is identified in this plan as being of Moderate Significance may be removed altered or adapted subject to investigation and analysis in a Heritage Impact Statement demonstrating that such action allows the potential for recovery of significance and does not damage surrounding Exceptional or Highly Significant fabric.
 - 25.07 Building fabric which is identified in this plan as being of Moderate or Low Significance or of Intrusive Character may be removed altered or adapted provided that such action allows the potential for recovery of significance and does not damage surrounding significant fabric.
 - 25.08 Limited adaptation that does not adversely affect the character or significance of the place as a whole may be permitted in areas of lowest significance or limited visual prominence.

7.5 Asset Management

7.5.1 General Asset Management

26.00	Maintenance Policy	Burra Article 16 - Maintenance
26.01	Engage or appoint a person or group of people responsible to coordinate and report on building and maintenance matters, and to make regular reports to the Building Owner	
26.02	A planned maintenance and repair program (Maintenance and Management Plan) should be instigated for the building and its site based on a comprehensive understanding of the building's present state, construction, character and materials with regular inspections and prompt appropriate preventative maintenance and repair when required.	
26.03	Consultants, tradespeople and supervisory staff should be appropriately qualified in their relevant fields and have knowledge and experience of sound conservation practices.	
26.04	Appropriate care should be taken by both tradespeople and supervisory staff that significant fabric is not damaged by maintenance and repair.	

7.5.2 Strategic Asset Management

27.00	Safety & Security	
27.01	Disaster Recovery Strategy	A Disaster recovery procedure should be prepared in consultation with relevant services and be available for implementation. The Strategy should include emergency procedures for fire, storm warnings, storm damage and maritime threats. Effect appropriate levels of insurance assessed with regard to repair and replacement of significant fabric.
27.02	Fire Safety Strategy	Provision of adequate fire detection systems shall be a high priority for the building.
27.03	Safe Egress	For life safety it is essential that people within a modern building can, in the event of a fire, escape from the building. The modern concept of building design for fire safety generally involves constructing small compartments which prevent the spread of fire both horizontally and vertically, and providing, at regular intervals, escape passages and stairs which can exclude fire and smoke.
27.04	Compliance	Buildings of traditional construction may not comply with modern requirements. In such cases, deficiencies in the physical construction and design can sometimes be offset by the installation of active fire protection systems such as automatic sprinklers. The type and location of any system should take into account the irreplaceable nature of certain items within the building.
27.05	Electrical Safety	Rewire any aged, worn or damaged existing electrical services to minimise fire risk. All electrical work to be done by Licensed electrician.
27.06	Security System	Provision and maintenance of adequate security systems shall be a high priority for the building.
27.07	Services Reticulation	Where major changes to services are required for the continuing use of the building as offices or to return the cottage to use as a residence, these should be confined to areas of lesser significance in preference to areas designated as significant or of higher significance. The lower ground floor offers considerable flexibility for running of new cabling in surface mounted ducts on the sides of exposed joists or integrated with fitout components, benches and the like. This should be done in a neat and orderly manner, preferably concealed from direct view in single or partitioned ducts incorporating outlets. New power and communication outlets should utilise existing wood blocks mountings if possible.
27.08	New Services	The design of new services in any areas which are significant should take into consideration the style and character of the original work. New services where required should be concealed where possible or relocated to areas of lesser significance

7.5.3 Policies Relating To Construction Materials

28.00 Masonry

29.01 Masonry Generally

Seek expert advice from a structural engineer experienced in dealing with heritage buildings when matters of structural movement arise, including cracking, deflection, bulging or failure of walls.

Similar advice should be sought in relation to any excavation particularly in proximity to RTA easement for rock anchors (should issues arise).

New Masonry or Alterations to External Walls

All new work should continue to the masonry forms and material which closely matches the original building fabric.

29.01 Openings

Where openings are to be infilled the tradition of expressing the earlier opening should be considered and adopted if practical.

29.02 New Openings

New openings should adopt the detailing of the original work utilising shapes and patterns where applicable.

30.00 Windows & Doors

30.01 Windows & Doors

All new windows should match the scale and character of existing original window forms.

30.02 Schedule

A detailed schedule should be compiled from any available documents relating to the relocation of Westward Cottage to determine which windows / doors or components originated in the Cottage.

30.03 Mouldings Repairs

Care should be taken to replicate moulds and details to preserve the architectural character of the building's details. Preference should be given to splicing new sections of timber into the old frames where ever possible.

30.04 Glass Replacement

When glass panels are removed from original windows for repair / maintenance, work should be carried out on the existing timber frames. Works should generally proceed in the following order:

- Undertake paint colour analysis
- Remove some or all paint
- Remove and repair sash
- Repair timber frame
- Reinstallation of sash
- Repaint

30.05 Minor Timber Repairs

Minor repairs to timber can be repaired by consolidant (i.e. epoxy) or new timber sections spliced onto the original. Note new timber repairs are to match the profile of mullions, parting beads, sills, etc and to be finished to match the existing finish. Weights can be accessed through existing pockets, and cords should be replaced with cord to match existing.

30.06 Window Sashes

Original Sashes should not be stripped of paint.

New / replacement sashes could be stripped if required in future using appropriate techniques – minimal application of chemicals, finer rather than coarser grit sandpapers, careful application of heat from an electrical torch.

Note if any heat treatment is used the glass should be protected from any sudden temperature change that can cause breakage.

30.07 Reconstruction

If window frames or sashes are to be replaced the new frames and sashes shall match the form and detail of the existing or of adjacent relevant surviving examples.

30.08 Maintenance

Check windows as part of a cyclical maintenance program. Examine for evidence of excessive moisture, soundness of timber, condition of glass and cracked, loose or missing putty. Ease and ensure sashes are in operating order and locks and catches operating correctly.

31.00 Roofing

31.01 Roofing Maintenance: Timber Shingles

The timber shingled roof is essential to the interpretation of the cottage as an early 1850s building, evocative of its associations with a pioneering family. The roof should continue to be clad in traditional shingles. This material is becoming rare and it is essential to review periodically the likely requirements for replacements in part or in whole. Newer techniques using moisture vapour permeable underlays and stainless steel fixings have been advocated in recent years. Use of these should be reviewed and reports collated with assistance of a Heritage Consultant or Timber Advisory specialist or the NSW Heritage Office prior to undertaking any substantial re-roofing. In general composite or alternative materials are unlikely to achieve the same effect. By means of periodic maintenance, the effective life of the existing shingles should be prolonged for as long as practicable. Sound shingles should be re-used, re-grouped where practicable in any re-roofing.

31.02 Repairs

Repairs are to match existing roofing, preferably by re-using sound shingles materials salvaged from less visible or critical locations. New shingles should be pre-weathered then patterned in to reduce initial contrasts. Maintain a small stock of shingles for repairs on site, stacked in the roof void or similar secure and dry locations.

31.03 Replacement Timber Shingles

When replacement of roofing is required, care should be taken to replace existing elements with matching materials in terms of timber species, size, regularity and texture range.

31.04 Roof Timbers Replacement

When replacement of roofing is required, care should be taken to replace existing elements with matching materials in terms of timber species, size, regularity and texture range.

31.05 Roof Accessories - Repair & Replacement

Roofing accessories should use appropriate profiles and shapes, based on surviving original fabric. e.g. DO NOT replace round sectioned downpipes with square section downpipes.

31.06 Corrosion

Where required all new valleys, ridge capping, gutters and downpipes shall be formed in traditional shapes and details in suitable corrosion resistant materials. Generally, avoid the use of dissimilar metals. Where metal comes into contact with other materials ensure compatibility to avoid electrolytic corrosion and general deterioration.

31.07 Do Not Use PVC

The use of PVC material should not be permitted in exposed external situations except for minor downpipes where these shall be primed and painted to match other accessories, and fixed with traditional straps rather than plastic brackets.

31.08 Penetrations- Adaptation

Avoid new penetrations; where possible re-use existing penetration locations. Preferably, design vents systems to use single penetrations serving a larger system, in preference to multiple vents and / or penetrations. Locate larger, visible or prominent penetrations to the lower part of the northern and southern walls and out of view from Turner Street or Westward Cottage generally.

31.09 Intrusive Roof Elements

Intrusive roof mounted ventilation systems or plant should not be permitted. Where equipment changes are to be made, take every opportunity to remove existing intrusive elements, relocating these out of view.

31.10 New Penetrations

Where new penetrations are unavoidably required for minor services, vents and the like, these are to be carefully positioned to locations of minimum visual impact. Traditional lead flashings may be used, coloured to match the general colour of the roof.

31.11 Periodic Inspection And Maintenance

Regular inspection of all guttering and storm water disposal systems should be undertaken to ensure effective weather protection of the building. Clean gutters, outlets, rainwater heads and box gutters twice a year.

31.12 Metalwork

Heritage Metalwork in the existing building is limited in extent.

Only specialist contractors with proven ability and recognised expertise shall be engaged to carry out repair, maintenance, conservation, restoration or reconstruction of significant metalwork throughout the property.

A detailed condition report for each element should be carried out prior to commencement of conservation work, the report include a professional photographic record of the items which should be kept for archival purposes.

7.6 Schedule of New Works

ELEMENT DESCRIPTION	REPAIR / TREAT		NEW WORK	WORK	PERIOD
	REPAIR / TREAT	CONSERVE / INTERPRET			
Stair			X	Rebuild Stair to BCA - swap French doors for window on western wall	2 Yr
Gravel Paving			X	Re-grade as necessary & re-gravel. Ensure levels are graded such that water is directed to drains or away from building.	5 Yr
New Fences			X	Provide new 1500mm high picket fence and gate to southern Boundary of Westward. Posts concreted in. Finish to match exiting front picket fence.	Within 6 Months
Signage			X	Prepare signage strategy & implement	Within 1 year.
Painting Timber Decks			X	Sand & Recoat Exposed Timber decking with Tung Oil	6 Month intervals
Interior timber floor			X	Lightly sand & re-coat floor with Tung oil. Protect with mats areas subject to wear.	5 Years or if worn.
Interior timber floor		X	X	Tape & Caulk gaps in butted floorboards	6 Months
Interior Conc Floor		X	X	Seal Floor & Provide Sympathetic Floor Covering	6 Months
Paint Schedule		X		Document colour scheme for building; base on existing External Colours & Paint Systems.	Within 6 months
Street Lights			X	Liaise with City of Ryde to improve Street Lighting along route from public car park in Church Street.	Within 2 Years
Video Monitor			X	Discrete mounting of components	If Required

7.7 Schedule Of Maintenance

ELEMENT DESCRIPTION	CLEAN	INSPECT / REPORT	REPAIR / TREAT	MAINTAIN / REPLACE	TEST / CERTIFY	ATTEND	CONSERVE / INTERPRET	WORK	PERIOD
<i>7.7.1 Building & Structure</i>									
Structural Cracking		X	X					Seek advice from Structural Engineer	AS / IF REQUIRED
Water Penetration		X						Inspect & monitor damp. May require remedial action.	Annual
Rising damp				X				Monitor	6 Months / or after rains.
Building		X						Repair where necessary.	
Vandal Repairs			X					Attend to all forms of vandalism.	ASAP
Exterior Inspection		X	X					Inspect roof, gutters, downpipes, windows, doors, timber work & brickwork	Annual
Exterior Cleaning	X							Exterior Cleaning	AS / IF REQUIRED
Building Generally		X		X				Inspect around building to identify any deterioration or changes that indicate a problem	Annual
External Rendered Masonry				X				Paint only previously painted surfaces. Paint Systems to match existing.	8 Years
Chimneys				X				Check Tray Flashings - Repair with Matching Materials	On Fault
Windows			X					Check windows for binding, deterioration etc.	Annual
Floors	X							Clean & polish timber floors with wax	6 monthly
Woodwork	X							Clean & polish timber skirtings with wax	Annual

7.7.2 Roofing

Roof	X	X						Inspect gutters & downpipes,	3 Months
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ELEMENT DESCRIPTION	CLEAN	INSPECT / REPORT	REPAIR / TREAT	MAINTAIN / REPLACE	TEST / CERTIFY	ATTEND	CONSERVE / INTERPRET	WORK	PERIOD
								clear out	
Flashing		X		X				Inspect flashing & replace if necessary	Annual
Roof Shingles-Maintain		X	X					Check for loose or split shingles particularly at hips and ridge. - Repair/replace to ensure roof is watertight.	Annual
Roof Shingles-Replace				X				Allow Replace entire Roof. Investigate Current techniques – 'breathing underlay' / stainless steel nails	20 Years Cycle
Verandah Roofs		X		X				Check verandah roofs - refix or repair	Annual
7.7.3 External & Landscape									
Gravel Paths & Paving				X				Re-grade as necessary & re-gravel. Ensure levels are graded such that water is directed to drains or away from building.	5 years
Gravel Paths & Paving			X					Remove weeds & treat	Quarterley
Horticulturalist				X				Review Plantings & Advise	5 years
Horticulturalist								Selectively remove / thin plants to provide views to west	Once
External Paving	X			X				Maintain paths and paved areas in servicable non-slip condition: Clean, Sweep as necessary – Waterblast Moss or Mildew.	Quarterley
External Planting				X				Maintain garden beds - thin if overgrown, weed & mulch. Remove any dead or dying shrubs. Treat termite infestations.	Quarterley
Grounds				X				Keep clean; free of rubbish & build up of debris around building	As Necessary
Landscaping				X				Water plants: no running or drip feed watering within 2m of building	As Necessary
Fences		X	X					Check for deterioration	Annual

ELEMENT DESCRIPTION	CLEAN	INSPECT / REPORT	REPAIR / TREAT	MAINTAIN / REPLACE	TEST / CERTIFY	ATTEND	CONSERVE / INTERPRET	WORK	PERIOD
<i>7.7.4 External Painting</i>									
External Signs				X				Remove/ cutback vegetation to ensure signs remain visible.	Quarterly
Do Not Paint							X	Do not paint stone or brickwork that has not previously been painted.	Never
Painting Generally				X				Paint walls, windows, doors, gutters downpipes, decorative elements etc according to colour scheme.	8 year intervals
Painting Timber Decks				X				Sand & Recoat Exposed Timber decking with Tung Oil	6 Month intervals
Painting Timberwork				X				Paint Exposed Timber Columns, Verandah Beams, Fascias etc according to colour scheme.	5 year intervals commencing current year
Glazing Repairs			X					Repair broken glass panes	ASAP
Glazing		X	X					Clean all glass & report any deterioration	Annual
Graffiti Removal	X						X	remove graffiti	ASAP
Windows				X				Check all running gear, latches & locks.	Annual
<i>7.7.5 Internal Painting</i>									
Internal Painting							X	Do not paint previously unpainted timber	
Paint				X			X	Repaint interior to existing colour scheme. Colour scheme may be varied on advice from a Heritage Consultant.	10 years
Tiling		X		X				Inspect for scratching / serviceability. Repair or Replace.	Replace 15 years.
Interior timber floor				X				Lightly sand & re-coat floor with Tung oil.	5 Years or if worn.
Interior timber floor				X				Tape & Caulk gaps in butted floorboards	5 Years or when resanding

ELEMENT DESCRIPTION	CLEAN	INSPECT / REPORT	REPAIR / TREAT	MAINTAIN / REPLACE	TEST / CERTIFY	ATTEND	CONSERVE / INTERPRET	WORK	PERIOD
Interior Timber Floor				X				Lightly Resand entire floor and finish with Tung oil	10 years
Walls			X					Repair any minor cracks using epoxy render to match existing - Patch Paint.	AS / IF REQUIRED
Running gear		X	X					Check running gear of blinds and curtains.	Annual
Signage		X	X					Check, clean, repair	6 Months
Interpretive Signs & Displays				X			X	Review information, refresh panels and displays.	Not More than 5 years
Glazing Repairs			X					Repair / Replace broken glass.	AS / IF REQUIRED
Doors				X				Check all latches, locks & hinges repair as necessary	Annual
Windows		X	X					Check all latches, locks etc	Annual
Boarded Ceilings		X	X					Repair as required. If loosened re-fix to existing battens/lathes. Seal joints if open. Paint.	5 years
Interior Generally		X						Identify any deterioration, especially leaks or cracking	Annual
Interior		X	X					Check for any signs of deterioration and/or leaks	Annual
7.7.6 Building Services									
Annual Fire Safety Certificate					X			To be provided by a qualified person on the performance of all fire safety features in the building.	Annual
Electrical					X			Test all electrical systems, switchboards, earth leakage breakers.	Annual / after any upgrade
Lights	X		X					Relamp & Clean all light fittings with appropriate cleaner/polish	6 months
Fire Safety					X			Audit & implement	To Regs & Standards

ELEMENT DESCRIPTION	CLEAN	INSPECT / REPORT	REPAIR / TREAT	MAINTAIN / REPLACE	TEST / CERTIFY	ATTEND	CONSERVE / INTERPRET	WORK	PERIOD
Extinguishers				X	X			Check Expiry /Update	AS Required by Regs & Standards
Fire Alarms					X			Test	AS Required by Regs & Standards
Exit Signs				X	X			Test - Replace Batteries	AS Required by Regs & Standards
Smoke Alarms					X			Test	AS Required by Regs & Standards
Building security						X		Attend to calls from security monitoring company	ASAP
Alarm System		X			X				Annual
Drains & Sewers	X		X					Maintain drains and sewers in good order. Clear promptly and remedy cause.	ASAP
Site Drainage	X			X				Clear Drains, pits, sumps and grates.	6 monthly
Taps & Cisterns		X		X				Replace Washers - Attend to dripping taps and leaking cisterns promptly	ASAP / Annual
Hot Water Systems		X		X				Check Pressure relief valve, anodes, Thermostatic Valves	As per Manufacturer's Instructions
Mechanical*		X			X			Inspect, clean filters, grilles & vents & A/C Equipment – as per manufacturers maintenance manual.	not less than Quarterly.
7.7.7 Pest Control									
Termite Control		X	X		X			Check for termite infestation & implement eradication program. Provide Inspection certificate.	6 Months
Insects & Spiders			X					Professional check for activity	As Required
Vermin		X	X					Professional check for activity	Annual

ELEMENT DESCRIPTION	CLEAN	INSPECT / REPORT	REPAIR / TREAT	MAINTAIN / REPLACE	TEST / CERTIFY	ATTEND	CONSERVE / INTERPRET	WORK	PERIOD
Birds				X				Check for soiling, nests or ineffective deterrents.	Annual

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Uniting Church Archives

REF Nos: 13014; 13015; 13016 & 13017:

Including:

Ryde Wesleyan Church Circuit Leaders Meeting Minutes - (Commencing 12 Jan 1871 as Ryde Chapel Minutes and continued from July 1882 as Circuit Leaders Meeting Minutes)- Uniting Church Archives No. 13014:

Location: Ryde 2

City of Ryde Records

Property Files: Westward Cottage: 8 Turner Street, Ryde

P702.8-01 – Temp

P702.8.02

P702.8.03

P702.8.04

Property Files: The Parsonage: 12 Turner Street, Ryde

P702.12-03

P702.12-06

P702.12-07

Local DA LDA 197/98

9 APPENDICES

9.1 Standard Heritage LEP Clauses

EXTRACT FROM STANDARD LEP INSTRUMENT

35 Heritage conservation [compulsory]

(1) Objectives

The objectives of this clause are:

- (a) to conserve the environmental heritage of [*Name of local government area*], and
- (b) to conserve the heritage significance of heritage items and heritage conservation areas including associated fabric, settings and views, and
- (c) to conserve archaeological sites, and
- (d) to conserve places of Aboriginal heritage significance.

(2) Requirement for consent

Development consent is required for any of the following:

- (a) demolishing or moving a heritage item or a building, work, relic or tree within a heritage conservation area,
- (b) altering a heritage item or a building, work, relic, tree or place within a heritage conservation area, including (in the case of a building) making changes to the detail, fabric, finish or appearance of its exterior,
- (c) altering a heritage item that is a building, by making structural changes to its interior,
- (d) 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,
- (e) disturbing or excavating a heritage conservation area that is a place of Aboriginal heritage significance,
- (f) erecting a building on land on which a heritage item is located or that is within a heritage conservation area,
- (g) subdividing land on which a heritage item is located or that is within a heritage conservation area.

(3) When consent not required

However, 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, archaeological site, or a building, work, relic, tree or place within a heritage conservation area, and
 - (ii) would not adversely affect the significance of the heritage item, 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 a place of Aboriginal 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) Heritage impact assessment

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

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

require a heritage impact statement 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.

(5) Heritage conservation management plans

The consent authority may require, after considering the 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.

(6) **Archaeological sites**

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order applies):

- (a) notify the Heritage Council of its intention to grant consent, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(7) **Places of Aboriginal heritage significance**

The consent authority must, before granting consent under this clause to the carrying out of development in a place of Aboriginal heritage significance:

- (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place, and
- (b) notify the local Aboriginal communities (in such way as it thinks appropriate) about the application and take into consideration any response received within 28 days after the notice is sent.

(8) **Demolition of item of State significance**

The consent authority must, before granting consent for the demolition of a heritage item identified in Schedule 5 as being of State heritage significance (other than an item listed on the State Heritage Register or to which an interim heritage order under the *Heritage Act 1977* applies):

- (a) notify the Heritage Council about the application, and
- (b) take into consideration any response received within 28 days after the notice is sent.

(9) **Conservation incentives**

The consent authority may grant consent to development for any purpose of a building that is a heritage item, or of the land on which such a building is erected, even though development for that purpose would otherwise not be allowed by this Plan if the consent authority is satisfied that:

- (a) the conservation of the heritage item is facilitated by the granting of consent, and
- (b) the proposed development is in accordance with a heritage conservation management plan that has been approved by the consent authority, and

-
- (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage conservation management plan is carried out, and
 - (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, and
 - (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

9.2 Draft SHI Inventory Form

ITEM DETAILS						
Name of Item	Westward Cottage					
Other Name/s Former Name/s	No 6 Turner Street, Ryde					
Item type (if known)	Built					
Item group (if known)						
Item category (if known)						
Area, Group, or Collection Name	Ryde Village Historic Precinct					
Street number	No 8					
Street name	Turner Street.					
Suburb/town	Ryde.	Postcode				
Local Government Area	Ryde					
Property description	Folio identifier for sites (Lot & DP)					
Location - Lat/long If not at a street address	Latitude		Longitude			
Location - AMG If not at a street address	Zone		Easting		Northing	
Owner	Ryde City Council					
Current use	Administration Office Macquarie Community College					
Former Use	Ryde Council- Community Transport Unit, Single Residence, Workers Cottage,					
Statement of significance	<p>Westward Cottage is recognised as an important historic place by its owners, Ryde City Council, the NSW National Trust, the Ryde District Historical Society and the local community.</p> <p>Built originally on Lot 16 of Devlin's "East Ryde" subdivision of 1841, Westward Cottage at No 8 Turner Street is historically significant to Ryde as an early 1850's workers cottage relocated and faithfully reconstructed in the 1990's as the sole means of conserving its historical significance.</p> <p>Westward's reconstructed fabric is a tangible reminder of The Village of Ryde. It evokes the character of the Ryde Village in the 19th Century and contributes to an understanding the Ryde Village as Ryde's first civic place.</p> <p>The building demonstrates the contribution of workers to the life of Ryde Village in the mid to late 19th Century.</p> <p>Owned by one family for 125 years, Westward connects the descendants of Mary Porter (née Hutchinson), Richard Porter and James Weavers, (Mary's first husband) with their pioneering origins and has high social significance for them.</p> <p>Westward contributes to the streetscape values of neighbouring 19th and early 20th Century buildings. Its character is reinforced by its replication of a simple palette of materials including local sandstone, bricks and</p>					

	<p>timber. Its hipped timber shingled roof and prominent grouped chimney denote it as an accurate representation of a vernacular Colonial Georgian cottage. It is a clear illustration of mid 19th Century construction containing surviving authentic fabric dating to its original construction in the 1850's.</p> <p>Westward Cottage at No 8 Turner Street is a relatively rare example of a 1850's structure dismantled, relocated and faithfully reconstructed while retaining original materials and using largely traditional methods. It has limited research potential, its relocation precluding survival of archaeological deposits or subtle features.</p> <p>The present plot boundary curtilage of Westward Cottage is the triangular shaped extended plot boundary of the residual plot transferred from the RTA. This should be rationalised to a plot representing the original frontage of Lot 16 of Devlin's "East Ryde" subdivision the original site.</p> <p>The extended curtilage includes a view generally to the west for which the item was named.</p>	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION	
Designer	None - Vernacular
Builder/ maker	Name of the builder or maker of the item, this may be an individual and/or company name.
Physical Description	<p>Setting: Now situated on an augmented site of triangular shape, the Cottage is integrated with the site of an adjacent heritage item "The Parsonage" in a contemporary landscaped setting. It retains in reconstructed form a relationship with its present site similar to that of the original location at No 6 Turner Street:</p> <ul style="list-style-type: none"> • It is set with its verandah on the street alignment • Its ground floor level is situated approx one metre above the level of the front verandah paving • Its Lower Ground Floor level is situated approx 2 metres below the front verandah paving (eastern side) • Its Lower Ground Floor (western side) is set slightly above the finished ground level to the rear of the house. <p>Main Physical Features: Relocated and rebuilt removing accretions, Westward Cottage in its present configuration is an accurate representation of its original configuration as a modest workers cottage containing two rooms on the Ground Floor matched closely by the two rooms on the Lower Ground Floor. It has a front verandah of timber posts, verandah beams and rafters covered with a corrugated galvanised iron skillion roof with an ovolo shaped gutter. To the rear is a wide balcony constructed with timber posts, beams and roofing as for the front verandah, decked in tounge and grooved timber flooring.</p> <p>The roofs of these are separate from the main hipped roof which is finished in traditional casurina species split wood shingles laid in the traditional manner with overlapped shingles at the hips. It has no gutters.</p> <p>The front of the cottage is built of sandstone ashlar with a fine vermiculated texture to each stone with a fine tooled margin. In the reconstruction, each stone has been carefully dismantled and reset in its original relationship within the wall retaining some evidence of its original state including redundant pocketing to show locations of earlier roof beams and handrails. Also evident is the stone toothing and brickwork keys at the north eastern corner showing the intention of the original builder (never realised) to duplicate the façade with an adjoining terraced cottage.</p> <p>The remainder of the structure is a mixture of coursed rubble sandstone to the foundations and base (generally the Lower Ground Floor) and 230mm (double thickness) brickwork generally to the southern and northern elevations. These elevations are blank, having no windows. The northern elevation is accented by the rising chimney stack which combines three flues terminating in (reproduction) early Victorian pattern octagonal terracotta chimney pots. The internal dividing wall on the raised Ground Floor is of studwork and plasterboard representing the original lath and plaster on timber fane.</p> <p>The two windows to the front include original components including the frames and half the six-pane double hung sashes. The front door is the original six paned Georgian (Colonial) pattern complete with original lockset and brass door knob. The knocker is Victorian Period cast iron. The door is set in the original frame with a four pane fixed glazed highlight. A small window giving minimal light and ventilation to the Lower Ground Floor (basement)</p>

	<p>front room is of early Victorian character re-used sympathetically. A small window to the Lower Ground Floor Kitchen area is original and reset in its original shaped sandstone reveals. On the Ground Floor to the west, the windows are reproduction period windows and the French doors are recycled Mid to late Victorian re-used to reinstate lost openings.</p> <p>Internally the spaces are Spartan in character, Finished with 150mm butt jointed hardwood (Blackbutt) boards. The gaps are uncaulked and evidence of possible caulking has not survived reconstruction. The boards are finished with an oil based treatment generally in sound condition. The floor includes evidence of earlier repairs and changes and includes some new boards differentiated by their pristine condition.</p> <p>The front room is focussed on the reconstructed fireplace with Georgian pattern timber surround. In the rear room the fireplace is set to the northeast corner of the room set on a splay. This mirrors the fireplace in the kitchen below which originally contained a cast iron fuel stove.</p> <p>Connecting the two levels is a steep and narrow timber stair with a straight flight above a turning at the foot. This is an accurate reconstruction based on an earlier (C 1978) set of measured sketches. It has timber handrail and balustrade with simple slatted balusters, returning at the top as a guard rail.</p> <p>Ceilings to the Ground Floor are of 125mm boards with a beaded edge joint and false beaded central groove laid flush to the walls. The Lower Ground Floor has no ceilings but exposes the joists which span east to west supported in the middle by the sandstone dividing wall with an unfinished opening. These joists and the underside of the floor boards are painted with white paint. The joists to the front are the original rough hewn and irregular, re-used. To the rear the joists are replacements with new sawn hardwood.</p>					
Physical condition and/or Archaeological potential						
Construction years	Start year		Finish year		Circa	<input type="checkbox"/>
Modifications and dates	<p>The entire structure was dismantled and relocated in 1998 ? with accretions and post 1850's additions demolished.</p> <p>In its prior location the cottage underwent two major periods of additions. Between Construction C 1852 to 1920's the house was tenanted. We know some of the occupants from Sands Directory records, but the earliest occupants are not recorded. By late 1880's the house was occupied and used as a laundry by Otto Junger between 1888 and 1893. Any structures or modifications the cottage related to this use are not recorded.</p> <p>Following its occupation by inheriting members of the family of the original owners, upgrading occurred including the addition of a room to the north of the cottage above a new laundry and bathroom. The rear balcony was enclosed to provide an additional room, together with the corresponding verandah below.</p> <p>Further rooms by subsequent owners in the late 1970's when the cottage was sold. The rear rooms had the floor replaced and a spiral stair replaced the original straight stair between the upstairs and the kitchen.</p> <p>Threatened with demolition through the requirements by the RTA for the widening of Devlin Street for roads relating to the Devlin Street underpass, it was decided to dismantle and reconstruct the cottage in its present location, translating it some forty meters along Turner Street to the North. List all significant modifications and relevant dates with a brief description including the level of intrusion (considerable, some, little or none).</p>					
Further comments	<p>Any further information relevant to the significance of the item. This can also be in the form of an attachment.</p>					

HISTORY

Historical notes

The original site of Westward cottage was at No 6 Turner Street, to the south of its present location. This was originally part of John Small's grant of 30 acres which had passed to James Devlin. Devlin had married the Susannah Small, granddaughter of John Small, the original grantee. Part of Devlin's holding was auctioned by Thomas Stubbs as 'East Ryde' together with a section Shepherd's grant referred to as 'West Ryde'. These lots were located close to the emerging centre of the "Village of Ryde".

The Australian reported that all seventeen lots of Devlin's 'East Ryde' subdivision had been sold, at prices ranging from £34 to £170. All twenty-three plots of Shepherd's 'West Ryde' subdivision were likewise sold, at prices ranging from £25 to £74. The depressed economy of the 1840's meant that few of the lots were immediately built on.

Lot 16 on which Westward was originally erected, sold for £38 to Henry Edmondson, a Sydney tailor. By late 1843 Edmondson had sold lot 16 for £25 to Henry Murray a local Kissing Point carpenter. Murray emigrated to New South Wales from Dublin in October 1840 aged 24. He was living at Kissing Point by January 1842 when he married Margaret Bethel, a local. Murray also purchased Lot 17 from Devlin and had commenced building a timber house on this lot. When Henry Murray was declared insolvent in 1849 his largest creditor was James Devlin who he still owed £54/11/6 for Lots 16 & 17 in Turner Street. Lot 16 was mortgaged to George Head, a Sydney Timber Dealer and Murray now sold him the property, and tried to settle his other debts with the proceeds. Unsuccessful, Murray was declared bankrupt and presumably left the district. George Head later sold Lot 16 to George Porter for £50 in February 1852. Porter was acting in trust for Henry William Watts, the son of his half sister Sarah Watts in her second marriage.

Their mother was Mary Hutchinson who had married Richard Porter in unusual circumstances. Porter had been married to Mary's sister Anne Hutchinson. Both Mary and Anne had been transported for robbing Ann Body of her possessions at St Giles in London. Assigned as servants, Mary had been the common-law-wife to James Weaver and Anne to Richard Porter, both of Kissing Point.

Weavers had received one of the first grants at Kissing Point. One of a handful of convicts pardoned on representations from the Captain of the "Guardian" Edward Riou, for their valiant efforts in saving the ship after it had struck an iceberg off the Cape of Good Hope. Crippled and undermanned after the majority of the crew had struck out in the lifeboats, the ship limped slowly back to Capetown via Madagascar, afloat only by the efforts of the remaining occupants including twenty convicts, all of whom were required to man the pumps day and night in shifts for nine weeks.

Weaver had died following conflict with "the natives" having acknowledged Mary as the mother of his children. Whether in a similar conflict or from other causes, Ann Porter had also died in early April of 1805, buried just the day before Weavers. Weavers left his original 30 acre grant to Mary, together with another 100 acres granted him in 1804 left to Mary, his sons James and Enoch and his daughter Sarah. Another 60 acres which he purchased from Jane Wood in 1803 was bequeathed to James alone. Both James and Enoch died without issue, James in leaving Sarah as the sole representative of the Weavers.

Like her mother Mary Porter, Sarah Watts was scrupulous in dividing the estates of her deceased husband in shares for each of their sons. For her ten year old son with Watts she purchased Lot 16 in Turner Street. It is likely that the cottage was constructed on behalf of Sarah and young Henry in part using timbers recycled from Murray's partly constructed timber house on the adjacent Lot 17. Family history records that the cottage was intended for the use of Sarah Watts in her old age, when she could no longer travel to St Anne's from her orchard on North Road, Ryde. Henry Watts served as an alderman on Ryde Council and was Mayor from 1886 to 1887. Westward was rented throughout the nineteenth century to a succession of tenants.

Perhaps the first of these was Frank Wilson and his family. Wilson was a stonemason who came to Ryde in the early 1850s to work on the building of St. Charles Catholic Church. He is believed to have lived in Westward before building his own sandstock brick cottage in Church Street. Another stonemason named David Hartland is reported to have lived in the cottage in 1884 while he was engaged in the construction of the Wesleyan manse in Turner Street.

A later tenant, Otto Junger, operated a laundry at Westward from around 1888 until 1893. Other residents in the street around that time worked as day labourers for Ryde Council which had been established in 1871 meeting for a decade in the small Wesleyan Chapel also in Turner Street.

When Henry Watts died in 1918 his daughter Jessie Elizabeth Taylor inherited the property in Turner Street. It was Jessie who named the cottage Westward, inspired by the beautiful view to the Blue Mountains and the lovely sunsets seen from the back of the house. The Turners added to the north a weatherboard laundry and bathroom,

	<p>with a new living room above acting as the entry to the cottage. She lived in the cottage until just before her death at the age of 97 in 1965. Her daughter Lennie continued to live there until 1978. In 1978 Jill and Robert Halverson purchased the cottage from Lennie Taylor, adding two rooms, renovating internally and extending the balcony / verandah further to the west.</p> <p>Spared from the effects of earlier road widening which in the mid 1930's had demolished a row of houses facing Devlin Street, Westward was now directly threatened by plans for the construction of the Devlin Street underpass which required widening of Devlin Street for ramped access to Victoria Road. Westward Cottage was identified in an environmental study by the RTA as the earliest surviving workers cottage in the Ryde Village. When its status was confirmed vocally by members of the Ryde District Historical Society, the RTA with Ryde Council embarked on the programme to dismantle and relocate the original 1850's cottage to a site in Turner Street to the north at No 8 Turner Street.</p>
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THEMES

National historical theme (if known)	Most applicable Australian Heritage Commission historic theme.
State historical theme (if known)	Most applicable Heritage Office historic theme.

APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	<p>Built originally on Lot 16 of Devlin's "East Ryde" subdivision of 1841, Westward Cottage at No 8 Turner Street is historically significant to Ryde as an early 1850's workers cottage relocated and faithfully reconstructed as the sole means of conserving its historical significance.</p> <p>Westward's reconstructed fabric is a tangible reminder of The Village of Ryde at that point which marks the end of the long period of extreme privations and hardships experienced by the district's pioneering families.</p> <p>Its dismantling, relocation and reconstruction following advocacy by members of the family, supported by the Ryde District Historical Society, marks a growing appreciation by the community of Ryde of the contribution of its pioneering families.</p>
Historical association significance SHR Criteria (b)	<p>The building demonstrates the contribution of workers to the life of Ryde Village in the mid to late 19th Century. The record of its use as a house for stonemasons, Council workers and as a laundry is evocative of the social fabric and order prevailing through the end of the 19th Century and into the 20th.</p> <p>It was associated with the descendants of Granny Watts, particularly with her sons Robert and George Wicks and Henry Watts, its owner who bequeathed it to his daughter Jessie Taylor through her to Lennie Taylor in an unbroken line for 125 years. It connects the families' descendants with their pioneering origins as descendants of the Weavers / Porters in the person of Mary Porter (neé Hutchinson), Richard Porter and James Weavers her first husband.</p>
Aesthetic significance SHR CRITERIA (C)	<p>Westward Cottage at No 8 Turner Street has aesthetic significance as a two storey vernacular Colonial Georgian house which contributes to the streetscape values of neighbouring 19th and early 20th Century buildings.</p> <p>Its character is reinforced by its replication of a simple palette of materials. Its reuse of local sandstone, bricks and timber with a hipped timber shingled roof and prominent grouped chimney, denote it as an accurate representation of a vernacular Colonial Georgian cottage.</p> <p>Its streetscape setting is evocative of mid 19th Century village character. Westward is an essential component of this remnant of Turner Street, and contributes to an understanding of the origins of the Ryde Village as Ryde's first civic hub.</p>
Social	<p>Westward Cottage has high local social significance to descendants of pioneers Richard and Mary Porter and her daughter Sarah Watts. It is recognised as an important historic place by its owners, Ryde City Council, the NSW National Trust, the Ryde District Historical Society and the local community.</p>

significance SHR criteria (d)	
Technical/Research significance SHR criteria (e)	Westward Cottage has limited research potential. While its reconstruction is faithful, the fact of its relocation precludes the survival of any potential undisturbed archaeological deposits on the original site.
Rarity SHR criteria (f)	Westward Cottage at No 8 Turner Street is a relatively rare example of a 1850's structure dismantled, relocated and faithfully reconstructed retaining original materials and using largely traditional methods. It illustrates mid 19th Century construction in a clear and unambiguous manner and contains authentic fabric dating to its original construction in the 1850's. Westward represents a tangible link with the settler origins of its owners.
Representativeness SHR criteria (g)	Westward cottage in its present form cannot be said to have representative significance in the manner intended by the assessment guidelines.
Integrity	The degree to which the item retains the aspects which make it significant under the criteria above.
HERITAGE LISTINGS	
Heritage listing/s	Other Local, State, Commonwealth statutory listing or non-statutory listings for this item.

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written Graphic/Oral History	Name of author/artist/produced	Title of the reference work	0000	Where a copy of the image can be examined.

RECOMMENDATIONS

Recommendations	Suggestions for conservation actions and/or future control, particularly where a threat may exist.
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SOURCE OF THIS INFORMATION

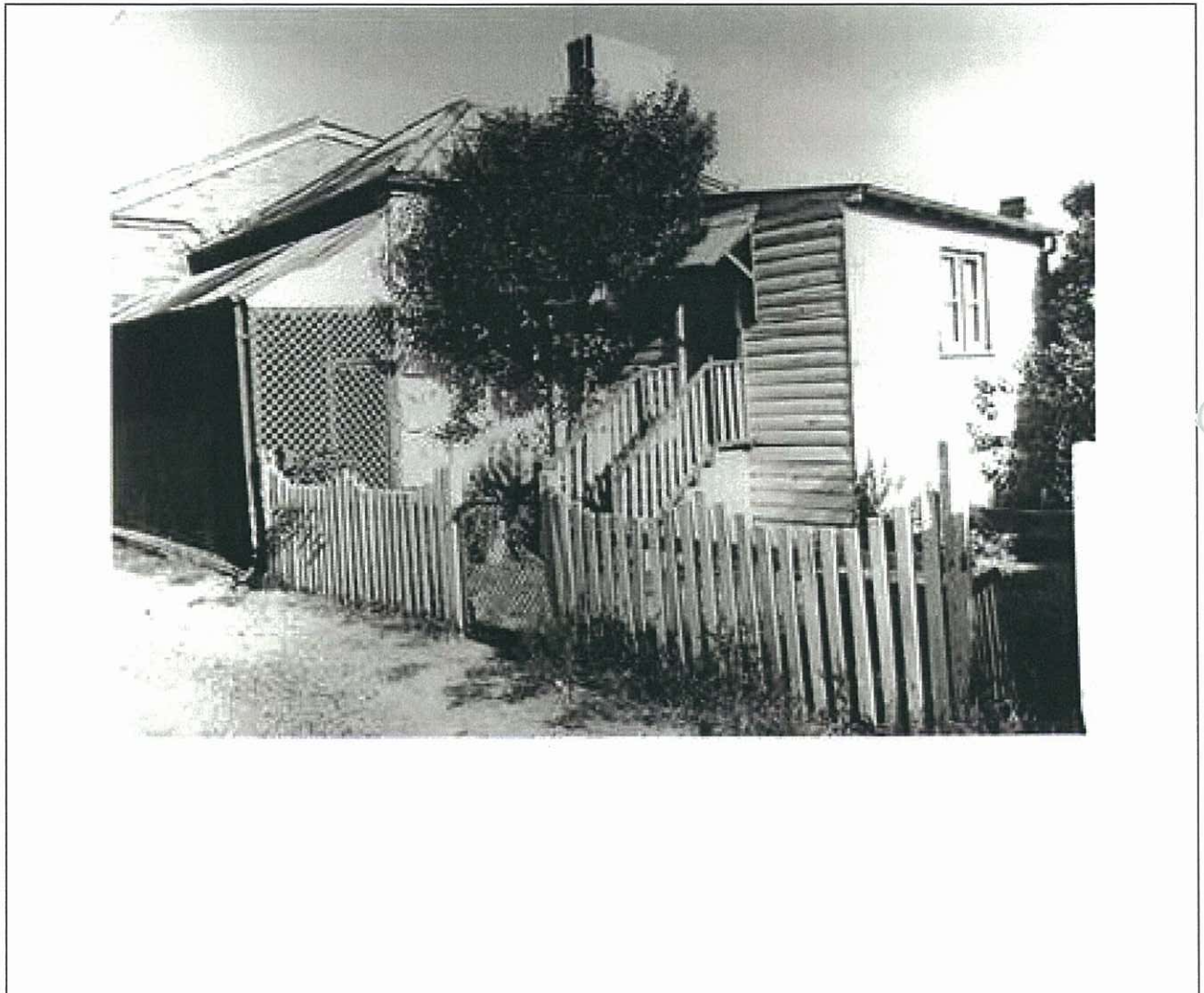
To be completed if this form is part of a heritage study or report

Name of Study or report	Name of heritage study, conservation plan, nomination, EIS, etc.	Year of study or report	
Item number in study or report	Location or number of this item in the above study.		
Author of Study or report	Name of company, consultancy, person who prepared the study.		
Inspected by	Name/s of the person/s who carried out the on site assessment of the item.		
NSW Heritage Manual guidelines used?		Yes <input type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Name of person who completed this form.	Date	

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Weastward Cottage in its original location at No 6 Turner Street (Lot 16 in Devlin's "East Ryde" subdivision aka "Village of Ryde")				
Image year	C 1970	Image by	Lennie Taylor ?	Image copyright holder	



IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Westward shown in present context against the adjacent item the former Wesleyan Parsonage.				
Image year	2007	Image by	Colin Israel – heritage solutions	Image copyright holder	Ryde City Council



9.3 ICOMOS Australia – Burra Charter 1999

The Burra Charter

(The Australia ICOMOS Charter for Places of Cultural Significance)

Preamble

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988 and 26 November 1999.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

Who is the Charter for?

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

Using the Charter

The Charter should be read as a whole. Many articles are interdependent. Articles in the Conservation Principles section are often further developed in the Conservation Processes and Conservation Practice sections. Headings have been included for ease of reading but do not form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained in the following Australia ICOMOS documents:

- Guidelines to the Burra Charter: Cultural Significance;

- Guidelines to the Burra Charter: Conservation Policy;
- Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports;
- Code on the Ethics of Coexistence in Conserving Significant Places.

What places does the Charter apply to?

The Charter can be applied to all types of places of cultural significance including natural, indigenous and historic places with cultural values.

The standards of other organisations may also be relevant. These include the Australian Natural Heritage Charter and the Draft Guidelines for the Protection, Management and Use of Aboriginal and Torres Strait Islander Cultural Heritage Places.

Why conserve?

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important as tangible expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious.

These places of cultural significance must be conserved for present and future generations.

The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

Articles

Article 1. Definitions

For the purposes of this Charter:

- 1.1 *Place* means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
- 1.2 *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the *place* itself, its *fabric, setting, use, associations, meanings, records, related places* and *related objects*.

Places may have a range of values for different individuals or groups.
- 1.3 *Fabric* means all the physical material of the *place* including components, fixtures, contents, and objects.
- 1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.
- 1.5 *Maintenance* means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves restoration or reconstruction.
- 1.6 *Preservation* means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.
- 1.7 *Restoration* means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- 1.8 *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*.
- 1.9 *Adaptation* means modifying a *place* to suit the existing use or a proposed use.
- 1.10 *Use* means the functions of a *place*, as well as the activities and practices that may occur at the *place*.
- 1.11 *Compatible use* means a use which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.
- 1.12 *Setting* means the area around a *place*, which may include the visual catchment.
- 1.13 *Related place* means a *place* that contributes to the *cultural significance* of another *place*.

Explanatory Notes

The concept of place should be broadly interpreted. The elements described in Article 1.1 may include memorials, trees, gardens, parks, places of historical events, urban areas, towns, industrial places, archaeological sites and spiritual and religious places.

The term cultural significance is synonymous with heritage significance and cultural heritage value.

Cultural significance may change as a result of the continuing history of the place.

Understanding of cultural significance may change as a result of new information.

Fabric includes building interiors and sub-surface remains, as well as excavated material.

Fabric may define spaces and these may be important elements of the significance of the place.

The distinctions referred to, for example in relation to roof gutters, are:

- maintenance — regular inspection and cleaning of gutters;
- repair involving restoration — returning of dislodged gutters;
- repair involving reconstruction — replacing decayed gutters.

It is recognised that all places and their components change over time at varying rates.

New material may include recycled material salvaged from other places. This should not be to the detriment of any place of cultural significance.

Articles

- 1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the place.
- 1.15 *Associations* mean the special connections that exist between people and a *place*.
- 1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses.
- 1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

Conservation Principles

Article 2. Conservation and management

- 2.1 *Places of cultural significance* should be conserved.
- 2.2 The aim of *conservation* is to retain the *cultural significance* of a *place*.
- 2.3 *Conservation* is an integral part of good management of *places of cultural significance*.
- 2.4 *Places of cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

Article 3. Cautious approach

- 3.1 *Conservation* is based on a respect for the existing *fabric, use, associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.
- 3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

Article 4. Knowledge, skills and techniques

- 4.1 *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.
- 4.2 Traditional techniques and materials are preferred for the *conservation* of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

Explanatory Notes

Associations may include social or spiritual values and cultural responsibilities for a place.

Meanings generally relate to intangible aspects such as symbolic qualities and memories.

Interpretation may be a combination of the treatment of the fabric (e.g. maintenance, restoration, reconstruction); the use of and activities at the place; and the use of introduced explanatory material.

The traces of additions, alterations and earlier treatments to the fabric of a place are evidence of its history and uses which may be part of its significance. Conservation action should assist and not impede their understanding.

The use of modern materials and techniques must be supported by firm scientific evidence or by a body of experience.

Articles

Article 5. Values

- 5.1 *Conservation of a place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.
- 5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a place.

Article 6. Burra Charter process

- 6.1 The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy.
- 6.2 The policy for managing a place must be *based* on an understanding of its *cultural significance*.
- 6.3 Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.

Article 7. Use

- 7.1 Where the *use* of a place is of *cultural significance* it should be retained.
- 7.2 A *place* should have a *compatible* use.

Article 8. Setting

Conservation requires the retention of an appropriate visual *setting* and other relationships that contribute to the *cultural significance* of the *place*.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

Explanatory Notes

Conservation of places with natural significance is explained in the Australian Natural Heritage Charter. This Charter defines natural significance to mean the importance of ecosystems, biological diversity and geodiversity for their existence value, or for present or future generations in terms of their scientific, social, aesthetic and life-support value.

A cautious approach is needed, as understanding of cultural significance may change. This article should not be used to justify actions which do not retain cultural significance.

The Burra Charter process, or sequence of investigations, decisions and actions, is illustrated in the accompanying flowchart.

The policy should identify a use or combination of uses or constraints on uses that retain the cultural significance of the place. New use of a place should involve minimal change, to significant fabric and use; should respect associations and meanings; and where appropriate should provide for continuation of practices which contribute to the cultural significance of the place.

Aspects of the visual setting may include use, siting, bulk, form, scale, character, colour, texture and materials.

Other relationships, such as historical connections, may contribute to interpretation, appreciation, enjoyment or experience of the place.

Articles

Explanatory Notes

Article 9. Location

- 9.1 The physical location of a *place* is part of its *cultural significance*. A building, work or other component of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.
- 9.2 Some buildings, works or other components of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other components do not have significant links with their present location, removal may be appropriate.
- 9.3 If any building, work or other component is moved, it should be moved to an appropriate location and given an appropriate use. Such action should not be to the detriment of any *place of cultural significance*.

Article 10. Contents

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and *preservation*; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

Article 11. Related places and objects

The contribution which *related places* and *related objects* make to the *cultural significance* of the *place* should be retained.

Article 12. Participation

Conservation, interpretation and management of a *place* should provide for the participation of people for whom the place has special *associations* and *meanings*, or who have social, spiritual or other cultural responsibilities for the place.

Article 13. Co-existence of cultural values

Co-existence of cultural values should be recognised, respected and encouraged, especially in cases where they conflict.

For some places, conflicting cultural values may affect policy development and management decisions. In this article, the term cultural values refers to those beliefs which are important to a cultural group, including but not limited to political, religious, spiritual and moral beliefs. This is broader than values associated with cultural significance.

Articles

Explanatory Notes

Conservation Processes

Article 14. Conservation processes

Conservation may, according to circumstance, include the processes of: retention or reintroduction of a *use*; retention of *associations* and *meanings*; *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation* and *interpretation*; and will commonly include a combination of more than one of these.

There may be circumstances where no action is required to achieve conservation.

Article 15. Change

15.1 Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.

When change is being considered, a range of options should be explored to seek the option which minimises the reduction of cultural significance.

15.2 Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.

Reversible changes should be considered temporary. Non-reversible change should only be used as a last resort and should not prevent future conservation action.

15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.

15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric*, *uses*, *associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

Article 16. Maintenance

Maintenance is fundamental to *conservation* and should be undertaken where *fabric* is of *cultural significance* and its maintenance is necessary to retain that *cultural significance*.

Articles

Article 17. Preservation

Preservation is appropriate where the existing *fabric* or its condition constitutes evidence of *cultural significance*, or where insufficient evidence is available to allow other *conservation* processes to be carried out.

Article 18. Restoration and reconstruction

Restoration and *reconstruction* should reveal culturally significant aspects of the *place*.

Article 19. Restoration

Restoration is appropriate only if there is sufficient evidence of an earlier state of the *fabric*.

Article 20. Reconstruction

20.1 *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the *fabric*. In rare cases, reconstruction may also be appropriate as part of a use or practice that retains the *cultural significance* of the place.

20.2 *Reconstruction* should be identifiable on close inspection or through additional *interpretation*.

Article 21. Adaptation

21.1 *Adaptation* is acceptable only where the adaptation has minimal impact on the *cultural significance* of the place.

21.2 *Adaptation* should involve minimal change to significant fabric, achieved only after considering alternatives.

Article 22. New work

22.1 New work such as additions to the *place* may be acceptable where it does not distort or obscure the *cultural significance* of the place, or detract from its *interpretation* and appreciation.

22.2 New work should be readily identifiable as such.

Explanatory Notes

Preservation protects fabric without obscuring the evidence of its construction and use. The process should always be applied:

- where the evidence of the fabric is of such significance that it should not be altered;
- where insufficient investigation has been carried out to permit policy decisions to be taken in accord with Articles 26 to 28.

New work (e.g. stabilisation) may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 22.

Adaptation may involve the introduction of new services, or a new use, or changes to safeguard the place.

New work may be sympathetic if its siting, bulk, form, scale, character, colour, texture and material are similar to the existing fabric, but imitation should be avoided.

Articles

Article 23. Conserving use

Continuing, modifying or reinstating a significant *use* may be appropriate and preferred forms of *conservation*.

Article 24. Retaining associations and meanings

- 24.1 Significant *associations* between people and a *place* should be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented.
- 24.2 Significant *meanings*, including spiritual values, of a *place* should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

Article 25. Interpretation

The *cultural significance* of many places is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and enjoyment, and be culturally appropriate.

Conservation Practice

Article 26. Applying the Burra Charter process

- 26.1 Work on a *place* should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.
- 26.2 Written statements of *cultural significance* and policy for the *place* should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.
- 26.3 Groups and individuals with *associations* with a place as well as those involved in its management should be provided with opportunities to contribute to and participate in understanding the *cultural significance* of the place. Where appropriate they should also have opportunities to participate in its *conservation* and management.

Article 27. Managing change

- 27.1 The impact of proposed changes on the *cultural significance* of a *place* should be analysed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes following analysis to better retain cultural significance.
- 27.2 Existing *fabric*, *use*, *associations* and *meanings* should be adequately recorded before any changes are made to the *place*.

Explanatory Notes

These may require changes to significant fabric but they should be minimised. In some cases, continuing a significant use or practice may involve substantial new work.

For many places associations will be linked to use.

The results of studies should be up to date, regularly reviewed and revised as necessary.

Statements of significance and policy should be kept up to date by regular review and revision as necessary. The management plan may deal with other matters related to the management of the place.

Articles

Explanatory Notes

Article 28. Disturbance of fabric

- 28.1 Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *conservation* of the place, or to obtain important evidence about to be lost or made inaccessible.
- 28.2 Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

Article 29. Responsibility for decisions

The organisations and individuals responsible for management decisions should be named and specific responsibility taken for each such decision.

Article 30. Direction, supervision and implementation

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

Article 31. Documenting evidence and decisions

A log of new evidence and additional decisions should be kept.

Article 32. Records

- 32.1 The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.
- 32.2 Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

Article 33. Removed fabric

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

Article 34. Resources

Adequate resources should be provided for conservation.

Words in italics are defined in Article 1.

The best conservation often involves the least work and can be inexpensive.

The Burra Charter Process

Sequence of investigations, decisions and actions

