



Wagga Wagga Court House. *PF photograph 1999*

**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY
VOLUME 1 : THE REPORT**

**PETER FREEMAN PTY LTD
CONSERVATION ARCHITECTS & PLANNERS • CANBERRA**

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AUGUST 2002



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY

CONTENTS

1.0	INTRODUCTION	1
1.1	The Brief	1
1.2	The Consultant Team	1
1.3	The Study Area	1
1.4	Structure and Methodology of the Study	3
1.5	Acknowledgements	3
2.0	EXECUTIVE SUMMARY	4
3.0	HISTORICAL OVERVIEW	5
3.1	Introduction	5
3.2	The First European Settlers	5
3.3	Development of the Town	8
3.4	Municipality of Wagga Wagga	10
3.5	The Early Twentieth Century	14
3.6	The Inter-War Years	15
3.7	World War II	18
3.8	The Post-War Era	19
3.9	Select Bibliography	22
4.0	THE BUILT HERITAGE OF WAGGA WAGGA	23
4.1	Preamble	23
4.2	The Architects & Builders of Wagga Wagga	23
4.3	General Stores	31
4.4	The Precinctual Character of Urban Wagga Wagga	33
5.0	THE INVENTORY	38
5.1	Preamble	38
5.2	The Precincts	38
5.3	The Inventory Format	40
6.0	CURRENT STATUTORY PROVISIONS: HERITAGE & PLANNING	41
6.1	Preamble	41
6.2	The Current Statutory Context	41
6.3	Other Heritage Authorities and Registers	49
6.4	The Wagga Wagga Community: Heritage Conservation	51
7.0	HERITAGE RECOMMENDATIONS FOR THE URBAN AREA	52
7.1	Preamble	52
7.2	Definitions	52
7.3	The NSW Heritage Act [as amended]	53
7.4	The Wagga Wagga City Council LEP [1985]	54
7.5	The Wagga Wagga City Council DCP [1986]	57
7.6	Recommendations for Places without Statutory Protection	60
7.7	Further Research	62

APPENDIX 1



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY**

CONTENTS

Study Brief

APPENDIX 2
NSW Heritage Office
Heritage Model Provisions
Revised August 2000



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 1 • INTRODUCTION

1.0 INTRODUCTION

1.1 THE BRIEF

The brief for the City of Wagga Wagga heritage study was issued in March 1999, and required the preparation of an historical context report; the identification, assessment and documentation of places of cultural significance; and the preparation of planning and management recommendations for those places. A copy of the brief is included at **Appendix 1**. The March 1999 brief related to the **entire** Wagga Wagga City Council area. During the course of the study, it was decided that the study should be separated into two parts. In consequence there are two Heritage Studies for the Wagga Wagga LGA; the Urban Heritage Study and the Rural Heritage Study. The Rural Heritage Study was completed first, and that report contains the **thematic history** which encompasses the entire Wagga Wagga local government area and which consequently relates to the urban **and** regional areas of the LGA.

The project has been supervised by Ms Nicole Lennon, Senior Strategic Planner, and Ms Liz Olesen, Planner, Wagga Wagga City Council; and management of the study has been overseen by a steering committee comprising a National Trust representative, a Civic Trust representative, a WWCC Councillor, the WWCC Heritage Advisor and the Manager of Urban and Rural Planning, Wagga Wagga City Council.

1.2 THE CONSULTANT TEAM

The consultant team for the study comprised the following personnel:

Project oversight and planning

Peter Freeman

Peter Freeman & Partners Pty Ltd
Conservation Architects & Planners

Project management, fieldwork and inventory preparation

Patricia Randell

Anna Freeman

Peter Freeman Pty Ltd
Conservation Architects & Planners

Historian

Ms Sherry Morris

Historian, Wagga Wagga

1.3 STUDY AREA

The study area encompasses Ashmont, the central area of Wagga Wagga, and the suburbs of Koorinal, Lake Albert, Mount Austin, North Wagga and Turvey Park, refer map below.

*Refer Wagga Wagga Heritage
Study Brief
Appendix 1 Volume 1*



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

SECTION 1 • INTRODUCTION



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 1 • INTRODUCTION





**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

SECTION 1 • INTRODUCTION

Map of Wagga Wagga. *The Council of the City of Wagga Wagga Geographic Services 2002*



SECTION 1 • INTRODUCTION

1.4 STRUCTURE AND METHODOLOGY OF THE STUDY

This study has been prepared in accordance with the NSW Heritage Council Guidelines for the Preparation of Heritage Studies.¹ The study 'products' are as follows:

Volume 1 Study Report

Volume 2 Inventory Parts 1 & 2

Volume 3 Database of places recommended for heritage listing

The study report [Volume 1] includes a chronological historical overview of the development of the City of Wagga Wagga, utilising information extracted from the thematic history prepared for the Wagga Wagga Rural Heritage Study, and also discusses the architecture and precincts [conservation areas] of the city. This is followed by the current statutory planning/ heritage framework for those areas and a series of planning/ heritage recommendations. The study inventory [Volume 2] includes descriptions of the urban areas on a street-by-street basis, including separate listings for selected sites. Volume 3 comprises a database of places [buildings and areas] to be nominated for inclusion within the Wagga Wagga Development Control Plan 1986 Appendix 13 Schedule of Environmental Heritage.

1.5 ACKNOWLEDGEMENTS

The consultant team wish to acknowledge the support and encouragement they have received from the client, Wagga Wagga City Council, particularly from **Nicole Lennon, Liz Olesen, Gary Salvestro** and **Ian Graham**; members of the Steering Committee and the late **Peter Morrow**. **Particular thanks are due to Jill Morrow** [NTA NSW representative] who provided the consultant team with access to her personal archive on Wagga Wagga heritage, and who assisted with comment on our early draft study.

¹ Refer *NSW Heritage Manual*, Sydney, 1996



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 2 • EXECUTIVE SUMMARY

2.0 EXECUTIVE SUMMARY

The brief for the City of Wagga Wagga heritage study was issued in March 1999 and originally encompassed the entire Wagga Wagga local government area. The project was subsequently split into separate rural and urban heritage studies. The rural heritage study was completed in August 2000.

The Wagga Wagga Urban Heritage Study finds that the City of Wagga Wagga is rich in cultural heritage, dating from the establishment of the settlement of Wagga Wagga in the 1840s through to the present day. The city retains many fine civic and commercial buildings within its commercial precinct, however its stock of residential development is particularly noteworthy. This development dates from the period of establishment during the nineteenth century, consolidation during the early twentieth century through to the exuberance and confidence of the post-war era. It is a cultural resource which, when combined with natural features such as the Murrumbidgee River and Wollundry Lagoon, and the topography of the city generally; and the parks, gridded street layout and street tree planting, provides a residential core of particularly strong urban and visual amenity and historic character.

This embarrassment of riches made the task of the Heritage Study extremely difficult, and the study has attempted to provide direction on how to encourage retention and enhancement of all places, not only those deemed of sufficient cultural heritage significance to merit individual listing within the Wagga Wagga City Council DCP 1986 as Items of the Environmental Heritage, or inclusion within a conservation area.

The Urban Heritage Study has been set out within three volumes. Volume 1 provides an historical overview, a discussion on the built fabric of the city, statutory framework and recommendations. Volume 2 provides a street-by-street analysis of the city, with an index for ease of reference. Volume 3 is a database of those items which are recommended for inclusion within the Wagga Wagga City Council DCP 1986.

Unfortunately not all places can be included within the DCP, and it is important that the Wagga Wagga City Council understand the richness of this resource and the need for sensitive treatment of the places which have been identified as contributing to the character of the inner residential areas of Wagga Wagga, including those places which are not proposed for statutory protection.



SECTION 3 • HISTORICAL OVERVIEW

3.0 HISTORICAL OVERVIEW

3.1 INTRODUCTION

The historical overview of the development of the township of Wagga Wagga which follows has been drawn from the thematic history of Wagga Wagga prepared by Ms Sherry Morris, historian, Wagga Wagga, and included within the Wagga Wagga Rural Heritage Study. Reference to individual sites is made through the inclusion of notes within the side margin of this overview.

3.2 THE FIRST EUROPEAN SETTLERS

The first Europeans to settle in the Wagga Wagga area were landholders from around Sydney who had expanded their holdings firstly by moving into the Goulburn area and then into the Wagga Wagga area in the 1830s. Although at first illegal settlers, from 1836 these squatters were able to obtain licences to graze stock on their runs. Their demands for security of tenure resulted in the Orders in Council of 1847, which granted them fourteen-year leases and allowed them to purchase unlimited quantities of their runs at a minimum price of £1 an acre. Crude slab and bark huts were constructed to provide accommodation. Around the site of the later village of Wagga Wagga, the '**Eunonyhareenyha**' [a Wiradjuri word for 'blacks lying in ambush' and 'reserve for emus'] run, on the north bank of the Murrumbidgee River, was taken up by former convict Charles Tompson and his sons Frederick and Edwin. '**Wagga Wagga**' [an Aboriginal word for 'a place of many crows'], on the southern side of the Murrumbidgee River, was taken up by a former convict, George Best, and his sons. After the disastrous flood of 1852 the Bests moved to a new homestead built on a sand rise at '**Flowerdale**'.



The Best family cemetery, now located in the Wagga Wagga suburb of Ashmont, contains the graves of the Best and Pearson families.

In 1847 at the request of sixteen licensed pastoralists from the Lachlan and Murrumbidgee districts a Bench of Magistrates was established at Wagga Wagga.² A primitive courthouse and lock-up was constructed of slabs tied to a wall plate with green hide, and covered with bark roofs.³ The Court of Petty Sessions first sat in Wagga Wagga on 10 August 1847. The Bench of Magistrates also had an administrative role, for example it issued publican and hawking licences and it supervised the expenditure of money on such things as roads and bridges. In 1861 a Court of Quarter Sessions and District Court were established in Wagga Wagga for the southern districts [which included Goulburn, Yass, Gundagai and Wagga Wagga] and

² Colonial Secretary: Letters from Magistrates Beyond the Settled Districts, 22 February 1847.

³ Matt Best, *Wagga Wagga Advertiser*, 12 December 1905; Colonial Secretary, Copies of Letter to Magistrates Beyond the Settled Districts, Archives Office of NSW 4/ 3860, Reel 2818.



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

SECTION 3 • HISTORICAL OVERVIEW

a larger courthouse and a gaol were erected in Little Gurwood Street [later Sturt Street] in 1862.

The major routes between Sydney and Melbourne and west to Adelaide had come into being during the period of first European settlement of the Riverina, 1832-1836⁴, and by the 1840s these were well defined tracks or roads. The route used by Sir Thomas Mitchell in 1836 became the main overland route from Sydney to Melbourne and was called the Port Phillip Road, an extension of the Great Southern Road from Sydney to Goulburn [later the Hume Highway]. Mail was carried once a week by horseback from the late 1840s between Tarcutta [on the Port Phillip Road] and Wagga Wagga, and this had been increased to twice weekly by the late 1850s. The Adelaide Road later Sturt Highway] branched off from the Port Phillip Road at Lower Tarcutta, and the road followed the Murrumbidgee River through the sites of Wagga Wagga, Narrandera, Hay and Balranald.

The nucleus of a village was soon established on the riverbank near the ford used by most of the traffic journeying through the district. In addition to the police buildings there was a crude blacksmith shop nearly half way down the bank of the creek that came into the Murrumbidgee River with the Wollundry Lagoon [in 1999 the site of the Tony Ireland Park at the corner of Tarcutta and Tompson Streets]. There was also a hotel with a store attached, a primitive slab hut with stringy bark as a covering, situated on crown lands [later surveyed as Section 5, Number 8, on the south side of Fitzmaurice Street].⁵

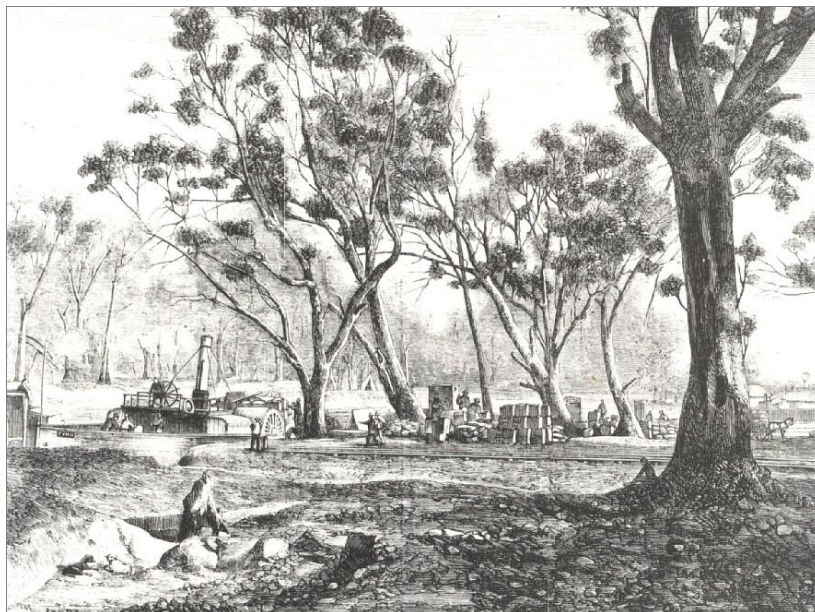
Because of its strategic location, Wagga Wagga was able to cater for the miners, drovers and carriers travelling between the goldfields in Victoria and those of Lambing Flat near Young in New South Wales and for overlanders travelling between Sydney and Adelaide as well as for the increasing rural population in the Riverina.

⁴ J.H. Winston-Gregson, 'Colonial Archaeology in the Eastern Riverina', MA thesis, Australian National University, 1982, p.5

⁵ NSW Government Gazette, 6 October 1848, in Colonial Secretary: Copies of Letters to Magistrates Beyond the Settled Districts Archives Office of NSW 4/ 3860, Reel 2818; Gormly, *Exploration and Settlement*, pp.40-44 and Wagga Wagga Bench Book.



SECTION 3 • HISTORICAL OVERVIEW



'The Murrumbidgee Wool Traffic,
'Old Style', 1882

Source:

Sydney Mail, 15 July 1882

Most of the pastoralists in the Wagga Wagga district transported their wool by bullock wagon to Sydney and purchased their supplies for the return journey. However, by the 1860s, some pastoralists in the Riverina were sending their wool on the safer, faster and much cheaper steamships to South Australia. After the Victorian government completed the railway line to Echuca in 1864, Riverina pastoralists sent their wool on steamers or by bullock teams to Echuca from whence it was transported by railway to Melbourne; then after the railway line from Melbourne to Wodonga was completed in the 1870s, the wool was sent to Melbourne via Wodonga. Victoria thus managed to capture much of the trade of the Riverina.

The steamships returned with supplies and manufactured goods from South Australia and Victoria for the stations and Wagga Wagga shopkeepers. These supplies included such things as glasses, crockery and glass windows which had been rare commodities in Wagga Wagga because of the difficulties in carrying them without breakages on the bullock drays. Galvanised iron also appeared in the area for the first time. In 1869, a number of enterprising townsmen formed the Wagga Wagga Steam Navigation Company and purchased a steamship named *Victoria* which made several trips each year, the round trip usually taking three to four weeks.

A bridge over the Murrumbidgee River at Wagga Wagga was built by a private joint stock company formed on 23 August 1860. It was constructed at the site approved by the Government [between Crampton Street and Travers Street] and was officially opened on 27 October 1862.



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 3 • HISTORICAL OVERVIEW

By 1861 many of the contracts for carrying mail between Wagga Wagga and the surrounding towns were held by James Gormly, who had 300 horses and a large staff and, by the late 1860s, four-horse coaches which could carry passengers. In 1872 Gormly sold out to Cobb and Co. who had a staging paddock on the banks of the Wollundry Lagoon [later the site of the Wagga Wagga Council Chambers] at the corner of Baylis and Morrow Streets.

When the NSW Government and Sydney merchants became aware that vast quantities of produce [and money] were flowing to Victoria, and to a lesser extent South Australia, it was decided that the railway line would be extended to the Riverina to recapture this lost trade. The railway reached Cootamundra in 1877, North Wagga [Bomen] in 1878, Albury and Narrandera in 1881, Hay in 1882 and Jerilderie in 1884. After the line reached North Wagga the main traders at Wagga Wagga and adjacent towns procured their supplies from Sydney while pastoralists and farmers sent stock and wool via rail to Sydney. By September 1879, a light timber bridge had been constructed over the river into Wagga Wagga. The large goods engine was left at the North Wagga station and a small engine was used on the suburban lines to ply between the north and south stations. The Wagga Wagga railway station was eventually built on a flood-free and cheap site over a kilometre from the commercial centre of the town in 1879-80. In 1880, a permanent iron bridge was constructed, the last bolt being inserted on 13 November 1880, by Mrs Sophia Kate Fitzhardinge, Mayoress of Wagga Wagga and the first train crossed on 16 January 1881.⁶ As the New South Wales railways began penetrating the Riverina, the steamship traffic, as well as coach services, began to decline.

3.3 DEVELOPMENT OF THE TOWN

The original plan of Wagga Wagga was prepared by Surveyor Thomas Scott Townsend, and forwarded to the Surveyor-General, Sir Thomas Mitchell, on 27 April 1849. The design for the township was eventually approved by the Governor and the Executive Council on 18 September 1849.⁷ The Clerk of Petty Sessions Fred Tompson, who had built the first substantial house in the village ['Waterview'] before it was surveyed, found that 'Waterview' straddled Gurwood Street. After prolonged negotiations, he was eventually permitted to purchase the site even though both Gurwood and Tarcutta Streets had to be redesigned.⁸

⁶ *Sydney Morning Herald*, 15 November 1880, 18 January 1881.

⁷ Colonial Secretary: Copies of Letters to Magistrates beyond Settled District Archives Office of NSW 4/ 3860, Reel 2818.

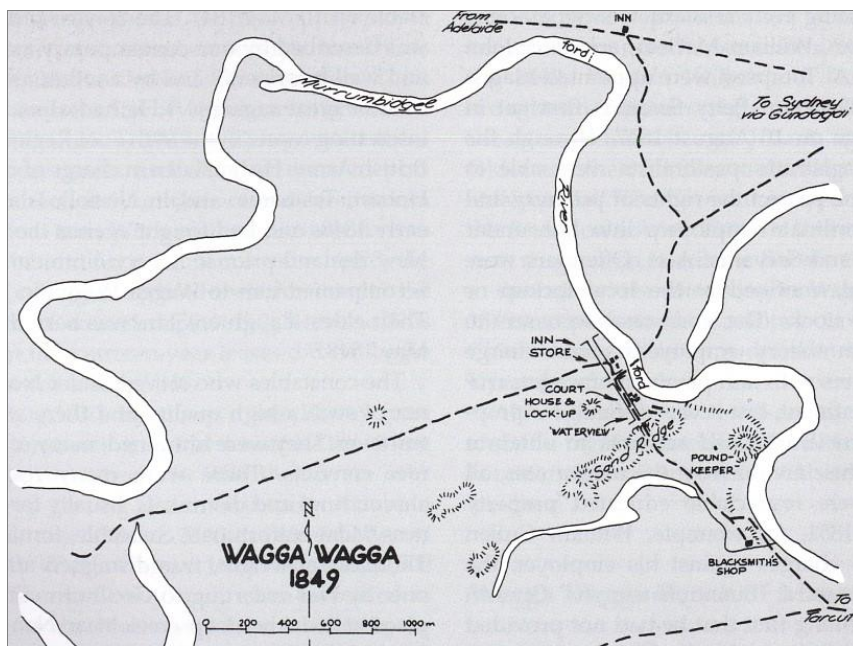
⁸ Colonial Secretary: Copies of Letters to the Commissioner of Crown Lands, Archives Office of NSW 4/ 3612, pp.423-424.



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 3 • HISTORICAL OVERVIEW

Wagga Wagga was gazetted as a village on 23 November 1849.⁹ The first allotments sold were Numbers 1-5 of Section 1, i.e. the block bounded by Gurwood, Fitzmaurice, Kincaid and Trail Streets; and Numbers 1-5 of Section 4 [bounded by Kincaid, Fitzmaurice, Crampton and Trail Streets]. Eight North Wagga allotments at the southern end of Section 5 [bounded by Rowan, Hobkirk, Brotherwood and Gardiner Streets] were also offered for sale.



Wagga Wagga in 1849.

Source:

Sherry Morris, *Wagga Wagga: A History*, Council of the City of Wagga Wagga, 1999

A private school run by Edwin Tompson commenced in 1849 and the first public primary school was built as early as 1851, but it was badly damaged by the 1852 flood and was never opened. A hospital opened in a small slab cottage with a bark roof on the sandhill in Kincaid Street on 1 July 1856. There were no churches until the late 1850s and Wagga Wagga residents had to rely on itinerant ministers, travelling on horseback or buggy, for marriages, baptisms and occasional services, which were usually held in the court house. Another school was built until 1861 in Little Gurwood Street [later Sturt Street]. It was only one room [later the reading room of the Riverine Club] but an additional classroom was constructed in 1865. A new hospital was erected at the corner of Tarcutta Street and Little Gurwood Street in the early 1860s.

The commercial centre of the town was in the Fitzmaurice Street-Gurwood Street area and as the town developed substantial stores, hotels, offices, banks, a court house and a post office were constructed, although after the railway station was built at the end of Baylis Street, more businesses were established at the Baylis Street end of town, which was known as 'Newtown'. One of the earliest

⁹ NSW Government Gazette, 23 November 1849, Colonial Secretary: Letters to Magistrates Beyond the Settled Districts, Archives Office of NSW 4/ 3861.



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 3 • HISTORICAL OVERVIEW

major industries to be established was the mechanical flour mill [with two pairs of French Burr millstones driven by a steam engine] which was erected by Robert Nixon of 'Gregadoo' in Fitzmaurice Street in 1857.

Three denominations built churches on Church Hill between 1859 and 1869 while a Wesleyan Church was built in Johnston Street. The Gothic-style brick Roman Catholic church called St Michael's Roman Catholic Church was the first to be built in 1859, although a resident priest was not appointed until 1871. An Anglican church was built in 1861, three years after the arrival of Reverend R. W. Young. The first Presbyterian church, St Andrew's, was built on Church Hill in 1869, two years after the arrival of the Reverend Thomas Craig, and the Wesleyan Methodist Church was built in 1865 in Johnston Street on the Wesleyan reserve which extended from the rear of the courthouse, police station and gaol to Johnston Street, between Fitzmaurice and Tarcutta Streets.

Because overland transport was both expensive and difficult, small industries serving local needs were encouraged to develop. There were four major coachbuilders [including R.S. Heydon in Gurwood Street]; two prominent saddlers [George Rudd and J.J. McGrath, both in Fitzmaurice Street]; and a foundry established by J. B. Edney, probably in the early 1860s.



The mill house at North Wagga is extant, but much altered.

A second flour mill was erected at the corner of Kincaid and Traill Streets by John W. Chapman and a flour mill was also built in North Wagga by John Jenkins to accommodate those farmers complaining about having to pay toll on the Company Bridge to cart their wheat to a mill in South Wagga Wagga.

The first small brewery was erected at the rear of the Royal Hotel at the corner of Baylis and Forsyth Streets in 1866 and wineries were established by John Nixon at Gregadoo during the late 1850s and by Elizabeth Vincent at Lake Albert in about 1856.

Opportunities for self-improvement and leisure were also established. The Mechanics' Institute and School of Arts was formed in 1859 by the leading pastoralists and townsmen who were concerned about the lack of educational facilities and of entertainment centres [apart from hotels] in Wagga Wagga. The Mechanics Institute hall was the town's theatre for many years. Horseraces were held from the late 1840s and on 5 June 1860, the Murrumbidgee Turf Club [MTC] was established. Land for a racecourse had been surveyed and dedicated by January 1865. The Murrumbidgee Pastoral Association was formed at a meeting held in the Australian Hotel on 29 May 1865 and the first show was a small unostentatious one-day event held in November that year. The first showground was at the rear of the racecourse against the back fence



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 3 • HISTORICAL OVERVIEW

towards the Kincaid Street side. Shows were later held on the north side of Travers Street on the block nearest the river.¹⁰

3.4 MUNICIPALITY OF WAGGA WAGGA

Wagga Wagga was incorporated as a Municipality on 15 March 1870 when the population numbered about 1200. In 1880 it was decided to build Council Chambers on the site of Cobb and Company's coaching depot. Designed by William Salway of Melbourne, it was constructed by Charles Hardy and Company of Wagga Wagga and completed on 20 July 1882.

A new schoolhouse and teacher's residence were built on higher ground on the 'sandhill' at the corner of Gurwood and Simmons Streets and the school was officially opened on 17 April 1872.¹¹ As the population increased other schools were built, including North



Wagga Wagga Council Chambers and Staff.

Source:

Sydney Mail, 10 August 1910

Wagga Wagga [1880],¹² Newtown later South Wagga Wagga [1892]¹³ and Lake Albert which was destroyed by fire in January 1876 and rebuilt in the late 1870s.¹⁴ A school at the North Wagga Wagga Railway Station [later Bomen] operated from 1879 to 1882. The

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- ¹⁰ Robert Emblen, 'Early Wagga' in *The Crow*, Magazine of the District Rural School, Wagga Wagga, 1927 p.16.
- ¹¹ *Wagga Wagga Advertiser*, 17 April 1872; *The Crow*, Magazine of the District Rural School, Wagga Wagga, 1927; Keith Swan [Editor], *Centenary of Public Education*, Wagga Wagga, 1961; *History of Wagga Wagga Public School, Gurwood Street, 1861-1972*, Wagga Wagga, 1972.
- ¹² Sherry Morris, *We Shall Not Be Moved: A History of North Wagga and its School*, Wagga Wagga, 1980.
- ¹³ Ruth Lewis, *The Belltower: A History of South Wagga School, 1892-1992*, Wagga Wagga, 1992.
- ¹⁴ *Wagga Wagga Advertiser*, 16 March 1878; *Strive and Succeed: L.A.D.S., Lake Albert Demonstration School and Parents and Citizens' Association*, Wagga Wagga, 1966.



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 3 • HISTORICAL OVERVIEW

Roman Catholic community had had its own schools from 1860, and in 1874 the community, brought out five Presentation Sisters from Ireland to conduct them. A wing was added to St Michael's Church to accommodate a school in 1875 and Mount Erin convent was constructed in bushland on a small hill overlooking the town by 1876. St Mary's Primary School was constructed on the site and two-storey brick boarding school adjacent to the convent at Mt Erin was added in 1890.



Mount Erin Convent

St Michael's presbytery was built in 1871 and a new St Michael's Catholic Church had been erected at the corner of Johnston and Tarcutta Streets by 1887. It was designed by architects Tuppin, Gilbert and Dennihey. A new, more imposing, Anglican church was built in 1876, replacing the 1861 building. Many of the congregation felt that it should be constructed in Baylis Street to prepare for the expected expansion of the town to the south when the railway was extended to Wagga Wagga. The Rectory [1865] and St John's Hall [1888] had both been built in the Baylis Street area.



St Michael's Presbytery

By 1877 a bigger Wesleyan church had been built right in the corner of the Fitzmaurice and Johnston Streets block [the site of the Commonwealth Bank and adjoining businesses in 1999] and the old church was enlarged and used as a church hall. In 1885, a portion of the Wesleyan land was resumed by the New South Wales Government for a larger Post and Telegraph Office adjoining the Commercial Bank which had just been completed.¹⁵



Murrumbidgee Co-operative
Flour Mill

New industries commenced operation and existing industries expanded. Roller mills were constructed from the 1880s, the first being built by Henry Hayes in 1885 in Baylis Street [near Edward Street]. Because of dissatisfaction with Hayes' prices, local farmers and graziers formed the Murrumbidgee Co-operative Milling and a new roller mill, reported to be the second largest in New South Wales outside of Sydney, was officially opened on 28 June 1890.

George Wildman erected a brewery on the banks of Wollundry Lagoon at the extreme western end of Johnston Street. It was taken over Eaton and Co in the late 1880s. By 1891 the brewery was managed by W. S. Eaton's son, William Henry Eaton, and A. R. Tewkesbury, and, by 1904, by W. S. Eaton's son-in-law, H. S. Headley. It is now the site of Roads and Traffic Authority offices. The Newtown Brewery was established by John Ball on the southern side of Wollundry Lagoon at Newtown [corner of Murray and Forsyth Streets] and the Murrumbidgee Brewery was established by the

¹⁵ R. E. Wade, *The Methodists of Wagga Wagga and District: A History of the Wagga Wagga Methodist Circuit*, Wagga Wagga, 1980.



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 3 • HISTORICAL OVERVIEW



Springfield, North Wagga

Treacy family in 1881, on the Esplanade in Newtown. The brewery was destroyed by fire in 1896 and a new brewery, called the Federal Brewery, was built on the site by J.J. Hogan and P.J. Mahon.

The wineries of John Nixon and Elizabeth Vincent had closed by the 1880s, however two other vineyards were well established by this time. Hugh Beattie made small quantities at 'Springfield' in North Wagga [which he called 'The Old Vineyard'] and later at 'Brooklyn Vale' on the Brucedale Road, Cartwrights Hill. He continued to manufacture wine well into the 20th century although on a small scale. William Macleay established the Wolonjerie vineyard at Lake Albert and by 1875, was producing good wine. In 1887, the vineyard was sold to Messrs Caldwell and Company, an old established Melbourne firm of wine merchants and growers.

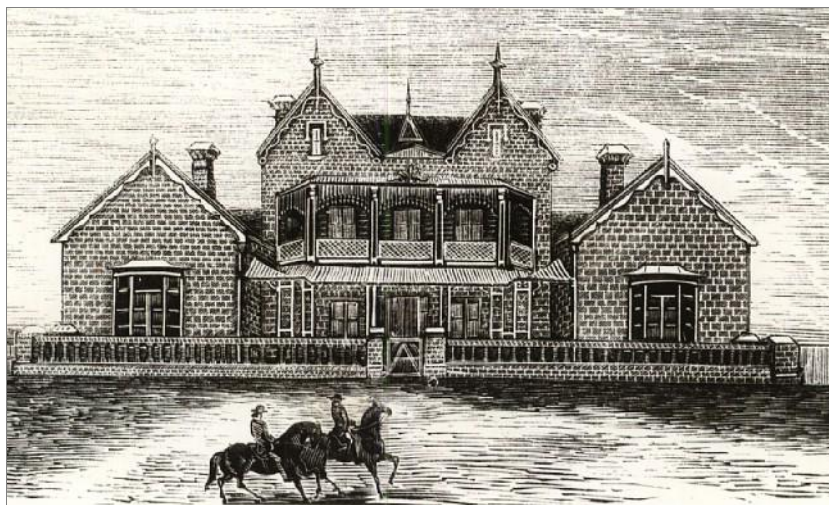
Two wool scouring plants were established, both in North Wagga. Marrar Lodge was opened in 1889 by John Johnston [later Honeyman and Darchy]; and the Waratah Wool Scouring Works was run by Joseph Hayes from 1890. Butter factories were established by the Wagga Co-operative Dairy Company in Edward Street near the flour mill in 1895. By the early 1900s the two most prominent foundries were R. J. Brunskill's at the corner of Fitzmaurice Street and Kincaid Street and by Wenk and Johnston in Tompson Street.

In 1884, the Murrumbidgee Pastoral Association and the Agricultural and Horticultural Society amalgamated and soon afterwards purchased an area of forty-four acres fronting Bourke Street. A pavilion, agricultural shed, press and telegraph office and grandstand were erected and lawns laid. Every show thereafter was held on this site.

'Belmore House', the residence of Mr A.G. Jones. The accompanying article described the residence as '*... one of the most elegant structures in the colony out of Sydney*'.

Source:

Town and Country Journal, 13 July 1872





WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 3 • HISTORICAL OVERVIEW



Panoramic View of
Wagga Wagga, 1883.

Source:

Illustrated Sydney News, 17 March
1883, reproduced in Morris, 1999,
op cit.

Racing continued to play a large part in the social life of Wagga Wagga. In 1875 the MTC actually awarded more prize money than the Melbourne Cup. The prestigious Wagga Wagga Gold Cup was inaugurated the following year after a gold cup valued at one hundred guineas had been donated by John Cox of 'Mangoplah' for the winner of the Wagga Wagga Cup.¹⁶ The Riverine Club was formed on 24 November 1881 and occupied the former National School [built in 1861], in Sturt Street. Team sports had been popular from Wagga's earliest days; cricket was played from the 1850s, Victorian Rules football from the 1870s and Rugby Union from the 1880s. Swimming and rowing were also popular by the late nineteenth century.



The Island market garden site,
North Wagga

In the 1870s and 1880s, there was a large Chinese camp at the lower end of Fitzmaurice Street Wagga Wagga near the bridge. According to an 1883 report, there were 223 people living at the camp [about 5% of Wagga Wagga's population]. Thirty were gardeners; there was an extensive market garden on the North Wagga Island conducted by Ah Chong [who leased the allotments on the Island from Mrs Susannah Brown] and another in Kincaid Street run by Ah Sam. There were Chinese stores, an opium store, a Joss House, gambling houses and a cookshop. The Chinese camp, according to one contemporary, consisted of a '*collection of most villainous shanties ... of weatherboard and shingle roofs ... jumbled together back to back in the true Chinese style of the day on both sides of the road*'. Wagga Wagga residents were particularly horrified about the gambling, as it was even conducted on Sundays and attracted many European men and boys as well as the Chinese. The number of Chinese living in Wagga Wagga had dwindled to sixty males and eight females by 1901.¹⁷

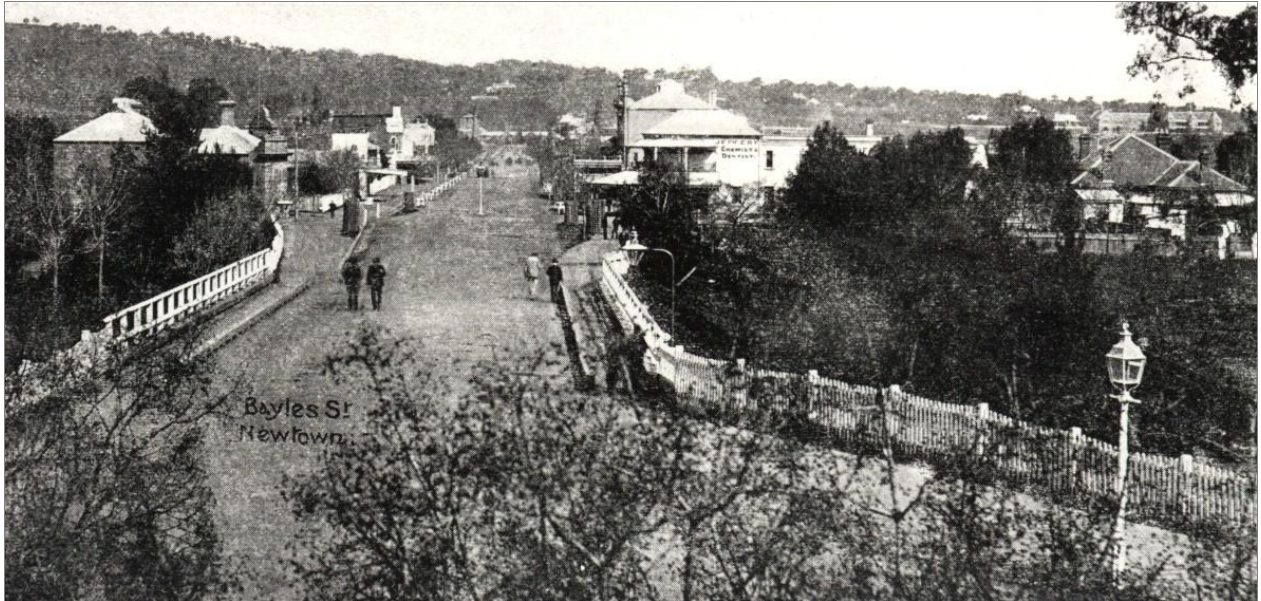
¹⁶ Gormly, *Exploration and Settlement*, pp.97-98; and Irvin, *The Murrumbidgee Turf Club*, pp.22, 24-25, 27-33, 36.

¹⁷ Report of Sub-Inspector Brennan of the NSW Police and Quong Tart on Chinese camps along the Murray and Murrumbidgee Rivers at Albury,



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

SECTION 3 • HISTORICAL OVERVIEW



Baylis Street, 'Newtown', 1897

Source:

Sydney Mail, 4 September 1897
[NLA Canberra]

3.5 THE EARLY TWENTIETH CENTURY

As Wagga Wagga became more 'civilised', residents began

Wagga Wagga, Narrandera and Hay published in *Wagga Wagga Advertiser*, 8 January 1884; Lindsay Powell, 'Early Wagga Wagga' from *Wagga Wagga Advertiser*, February-March 1934 quoted in Newsletter of the Wagga Wagga and District Historical Society, No.270, June-July 1991 p.4; Wagga Wagga Borough Council, Ratebooks; 1901 Census.



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 3 • HISTORICAL OVERVIEW



Wagga Wagga Court House



Wagga Wagga High School,
1917 section

complaining bitterly about the state of the gaol, an 'eyesore', which was situated in the very centre of the business portion of the town and surrounded on all sides by public buildings or private residences.¹⁸ In 1901 a substantial and handsome brick courthouse designed by New South Wales Government architect Walter Liberty Vernon and built by Charles Hardy and Company of Wagga Wagga was constructed and an impressive clock tower was added in 1902. The court house was a central element in the commercial precinct of Wagga-Wagga, nearby and in the surrounding streets were the post office, banks, hotels, doctors' surgeries, professional and government offices [including the Forestry Commission, the Land Board, Mitchell Shire Council, Kyeamba Shire Council and the Pastoral Protection board], the two newspapers, stock and station agents and many long-established shops including Hunters, Coplands, Edmondsons, Kelly and Cunningham, J.K. O'Reilley and Dobney's. Baylis Street was also becoming busy, with a number of businesses becoming well established.

The provision for secondary education commenced at the Wagga Wagga District School in Gurwood Street and in 1913 the Education Department resumed two acres of the late Patrick Moran's 'Granville' property fronting Macleay and Coleman Streets as a site for new high school buildings. Moran's Coleman Street home was to be used as the headmaster's residence. The high school was officially opened on 11 July 1917, attracting students from all over the region.¹⁹

The Christian Brothers arrived in Wagga Wagga at around the same time to teach at St Michael's Church. A two-storey monastery was constructed on the eastern corner of Church Street adjacent to the original St Michael's Church, in a similar Gothic style of architecture. The Christian Brothers' School opened on 27 January 1914.²⁰

As the population grew and spread, St Mary's Church was built at North Wagga on land donated by G. W. Commins in 1900, St Peter's Church was built at Lake Albert in 1911 on land donated by Sam Angel and St Luke's Church was built on outskirts of the town at the corner of Docker and Edward Streets in South Wagga Wagga in

¹⁸ *Wagga Wagga Advertiser*, 7 November 1889, 19 March 1896, 8 August 1896, 22 March 1910; *Wagga Wagga Express* 19 July 1890, 11 October 1890.

¹⁹ *History of Wagga Wagga High School: Seventieth Anniversary 1912-1982*, Wagga Wagga, 1982.

²⁰ Sister Rosarie Connell, *All Peoples Clap Your Hands: Mount Erin Boarding School Centenary, Wagga Wagga 1890-1990*, Wagga Wagga, 1990; Dowd and Tearle, *Centenary: Sisters of the Presentation of the Blessed Virgin Mary, Wagga Wagga New South Wales 1874-1974*, Hong Kong, 1973; Sylvia Walsh, *Neath the Mantle of St Michael*, Wagga Wagga, 1987.



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 3 • HISTORICAL OVERVIEW



St Michael's Cathedral

1913.²¹ St Michael's Church became a cathedral in 1917 and in the 1920s it was extended in the Victorian Academic Gothic style to its present size and configuration.

The Wagga Wagga Lawn Tennis Club had been formed in 1888 and courts established on a piece of land bounded by Marne Street and Gurwood Street by 1889. By the early 1900s, the North Wagga Tennis Club had established courts in George Street, North Wagga, and the Early Closing Tennis Club [or Half-Holiday Club] had courts in Beckwith Street. The Methodists, St Andrew's Presbyterian Church and St John's Church of England also had tennis clubs and were involved in inter-club contests. A 'golf course' had been established on the reserve next to the police paddock below the Company Bridge in Wagga Wagga and as interest increased, a Golf Club was formed on 27 June 1895 and a nine-hole golf course was established on the MTC grounds.²²

3.6 THE INTER-WAR YEARS

The years following World War I saw a further increase in population, largely the result of closer settlement programs, and improved transport and communications, which lifted Wagga Wagga as a rural service centre. Most of the new residential development took place to the south of the town, and there were numerous subdivisions of land, between Edward Street and the railway line, north of the railway line east and west of Mount Erin, and within the suburb of Turvey Park, south of Coleman Street [290 acres, added to the municipality in 1939]. Air transport was important for the development of Wagga Wagga at this time. There were airports at various locations after 1930, until the Wagga Wagga Municipal Council developed an airport on the Sturt Highway which opened in 1938. The Australian National Airways conducted a daily air service between Sydney, Canberra, Wagga Wagga and Melbourne and chartered a taxi to meet the plane and convey passengers to and from Wagga Wagga.²³ The current airport at Forest Hill has been in use since the Second World War.

By the 1920s the industries of saddler, coachbuilder and blacksmith had all but disappeared, to be replaced by motor garages. Improved transport made it difficult for many Wagga Wagga industries to compete with city industries, although those associated with the processing of farm products continued to be successful. The Murrumbidgee Co-operative Milling Company's 'Wagga Lily' flour

²¹ Phyllis de Jersey, Dorothy Fellowes and Tom Frame, *Where The River Runs: A History of the Anglican Parish of St John's, Wagga Wagga*, Fyshwick, 1995.

²² *Wagga Wagga Advertiser*, 23 April 1896, 28 May 1896, 21 April 1903, 19 April 1904, 5 May 1904, 16 April 1908.

²³ *Wagga Wagga Now and Then*, Wagga Wagga, 1938; *The Daily Advertiser*, 10 October 1938.



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 3 • HISTORICAL OVERVIEW

had become a household name; Rohr's butter factory was expanding; the Southern Inland Freezing Company built a bacon factory; and the Murrumbidgee Co-operative Dairy Company was formed in 1921, opening a factory in 1923.

Soap was manufactured by the Jones family in Gurwood Street and a small wool scouring company operated in North Wagga. The company established by builder Charles Hardy during the 1860s remained the pre-eminent building company, with brickworks, ironmongery, timber yards and joinery as well as a retail outlet. Brewing at Wagga Wagga ceased after Mahon and Headley sold their brewery to Michael Whelan who in turn sold it to Tooth and Co. of Sydney, although cordial continued to be manufactured.

The 1920s saw an improvement in health services, and greater government involvement in the provision of health care. A new hospital had been opened in 1910. In 1937 it became a Base Hospital to serve the town of Wagga Wagga and the shires of Coolamon, Kyeamba, Lockhart and Mitchell [with an estimated population of 35,000]. The Roman Catholic 'Blue Sisters' established the Lewisham Hospital [now Calvary Hospital] in 1926 as a branch of Lewisham Hospital in Sydney. The grand residence Foxborough Hall was adapted to serve as a temporary hospital until it was replaced by an imposing new two-storey hospital building in 1930.²⁴

Wagga Wagga District Hospital,
c1920.

Source:

Morris, 1999, op cit.



The population was also served by a number of smaller private hospitals and maternity homes, some of them long established, including St Elmo in Morrow Street [1890s, now The Manor Restaurant]; Welwyn, established by Doctors Martin and Weedon in 1923 [demolished, 1980s]; Nurse Scott in Thorne Street; Nurse Myra May ['Wimpy'] Daley in Gurwood Street; Sisters Amy Rosina

²⁴ *The Daily Advertiser*, 18 November 1926; *Wagga Wagga Express*, 31 March 1930; Sylvia Walsh, 'On Foxborough Hill: Calvary Hospital, Wagga Wagga, Its Beginning and Development' in *Journal of the Wagga Wagga and District Historical Society*, Number 7, Wagga Wagga, 1986.



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 3 • HISTORICAL OVERVIEW

Richardson and Mary Theresa Hogan at The Hoberne Hospital at 46 The Esplanade; Nurse Longmore [Kincaid Street]; Nurse Jago [Peter Street]; Nurse Trotter [Morgan Street]; and Mabel Dickens ['Rossmoyne', Kincaid Street].²⁵

Picture theatres were popular in the 1920s and included the Great Southern Picture Hall built in 1915 [corner of Baylis and Morrow Streets]; the Strand Theatre built in 1915 and burnt down in 1932; the Plaza Theatre built on the site of the Strand in 1933 [the building has been remodelled on several occasions but is still in existence although no longer a theatre]; and the Capitol Theatre in Gurwood Street [modelled on the State Theatre in Sydney and demolished in the 1970s].

Dancing was also popular; a dance floor nestled under the willow trees on the river bank at the end of Little Gurwood Street [diagonally opposite the Police Station] and was known as Dixieland. Originally the floor floated on forty-four-gallon drums but this had to be replaced by brick piers after it was washed away by floodwaters. People came from all over the district; admission was by silver coin [usually sixpence] entrance and it cost threepence a dance. Spectators watched from tiered terraces dug into the riverbank.²⁶ Dances and balls were also held at such venues at the Kyeamba Smith Hall and the Coconut Grove-Wonderland Complex.



South Wagga Tennis Club,
Morgan Street

By the 1920s the Wagga Wagga Lawn Tennis Club had eight courts on its ground fronting Marne and Gurwood Streets and the Half-Holiday Club had four courts on land formerly part of the cricket ground. A new club, the South Wagga Tennis Club, was established on the Tennyson Park Estate to cater for the increasing population in South Wagga Wagga. By 1927, it had seven courts, two lighted by electricity for night tennis, and a 'resting shed and afternoon tea room'. North Wagga Tennis Club had moved from its site at the corner of George and Marrah Streets to the viaduct area.²⁷

By the 1920s a golf clubhouse had been constructed at the corner of Kincaid and McKinnon Streets. A second club, the Wagga Wagga Country Club, was formed in 1928 and its golf course on the west side of Lake Albert [with eighteen greens] officially opened on 3 May 1930. A Wagga Wagga branch of the Country Women's Association was formed in 1924.

²⁵ R. A. Lewis, 'A Half Century of Medical Practice in Wagga Wagga' in the *Journal of the Wagga Wagga and District Historical Society*, Number 5, 1982, p.39; and Wagga Wagga Municipal Council, Ratebooks, 1923-1925.

²⁶ *Back to Wagga Souvenir*; Dixieland Scrapbook, Charles Sturt University Regional Archives.

²⁷ *Back to Wagga Souvenir*; Jim Elphick, *History of Tennis: 100 Years of Tennis in Wagga Wagga and Districts 1889-1989*, Wagga Wagga, 1989; Wagga Wagga Borough Council, Ratebooks.



SECTION 3 • HISTORICAL OVERVIEW

3.7 WORLD WAR II

During World War II Wagga Wagga was a key centre in the federal government's Defence plan. Thousands of young service men and women trained at the RAAF Base at Forest Hill [ten kilometres east of Wagga Wagga], which officially opened in July 1940. Later the Forest Hill Base was converted into Number 5 Aircraft Depot. Operational aircraft were repaired and maintained and new planes from the factories equipped with operational armament and radio equipment.²⁸

The Number 1 RAAF Hospital [originally established at Laverton in September 1940] was relocated to the Wagga Wagga base in 1942. The unit was transferred from Forest Hill to the new hospital of 150 beds at Turvey Park [now south campus of Charles Sturt University] in January 1944.²⁹

The Number 2 Training Group was formed on 20 November 1939 and moved to Wagga Wagga on 23 May 1942. Its headquarters were in the top portion of the Commercial Hotel [later Romano's]. It controlled all flying operations and training within the Wagga Wagga area. This included: Number 8 Elementary Flying School at Narrandera; Number 10 Elementary Flying Training School at Temora, Number 1 Air Observers School at Cootamundra and Number 2 Communication Flight which operated at the Gumly Civil Aerodrome near Wagga Wagga from May 1942 until July 1944.

The Wagga Wagga Showground was used as a temporary camp for recruits from June 1940 until February 1941. Hammond Hall and the Kyeamba Smith Hall were converted into sleeping quarters for 800. Rava's pavilion was used as a storeroom and the sheep pavilion as the dining room. Eventually about 1,000 recruits were stationed at the camp.³⁰

28 For details see Warren Sowter, 'A History of the Royal Australian Air Force School of Technical Training', submitted in partial fulfilment of the requirements for the degree of Bachelor of Education [Technical], Institute of Technical and Adult Teacher Education, Sydney College of Advanced Education, 1987, Appendix B, p.103.

29 Parliamentary Standing Committee on Public Works, *Minutes of Evidence relating to the proposal for Construction of Living and Training Accommodation at R.A.A.F. Base Wagga, New South Wales* and the report relating to the proposal, Canberra, 1982; RAAF Units in the Riverina, typescript histories, Colonial Secretary U Riverina Archives, RW5, Number 96; *Daily Advertiser*, 9 December 1989, 30 June 1990; Wagga Wagga Municipal Council, Minutes, 4 February 1943 [RAAF Hospital].

30 *The Daily Advertiser*, 11 June 1940, 17 June 1940, 4 October 1940, 10 October 1940.



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 3 • HISTORICAL OVERVIEW

A permanent army camp was established at 'Kapooka' on the southern slopes of the Pomingalarna Reserve [9.5 kilometres south-west of Wagga Wagga]. At Kapooka, the Army combined six of the seven engineer recruit training centres [excluding the West Australian centre] into one major Royal Australian Engineers Centre. From 17 July 1942, over 47,000 AIF engineers were trained in basic soldier skills as well as fieldwork [mainly demolitions and bridging]. Kapooka was also used as a transit camp for some members of the Australian Women's Army Services [AWAS] and until November 1943 as a base for the First Australian Anti-Aircraft Searchlight Training Regiment which at its height had 400 women, recruited from all over Australia. By 1943 there were 8000 troops stationed at Kapooka and it was one of the largest military camps in the Commonwealth.³¹

The Kapooka army camp, the flying school at Uranquinty, the RAAF Hospital and Headquarters Number 2 Training Group at the Commercial Hotel were all disbanded at the end of the Second World War, however the RAAF Base at Forest Hill continued as an important training centre. The crude huts used for accommodation were replaced by two and three-storey barracks in the 1960s. In 1997 there were 600 permanent full-time, part-time and casual staff and up to 800 trainees.³²

Kapooka reopened as a basic training centre in 1951 and in the 1960s more permanent mess buildings and barracks [named Blamey Barracks] were built to replace the galvanised iron and weatherboard structures.³³ By 1993 there were 573 personnel including sixty-six civilians employed by 1RTB.

3.8 THE POST-WAR ERA

Soon after the war ended Wagga's population passed 15,000 and it was proclaimed a city on 17 April 1946. In the decades following the population steadily increased, with the city developing into an important commercial, industrial, administrative, education and health care centre for the region. In the early 1950s the Wagga Wagga City Council boundary was moved out to include Koorinal, Lake Albert and Tolland, and north to include the abattoir area and the future saleyards site.

Baylis Street developed strongly during the 1950s and 1960s, and its dominance over Fitzmaurice Street was complete when in 1979 the air-conditioned one-stop K-Mart-Sturt Mall development was

³¹ Ann Gates, 'Kapooka Army Camp – Born Out of Necessity', *Riverina Leader*, 7 January 1980.

³² *The Daily Advertiser*, 24 April 1997.

³³ *The Daily Advertiser*, 9 August 1964.



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 3 • HISTORICAL OVERVIEW

completed [near the Woolworths Family Centre] and the hub of the shopping centre changed from the northern end of the city to the Baylis Street end. The Post Office moved to 'Best Place' at the corner of Baylis Street and Morrow Street in 1993 and later into the new Woolworths Marketplace complex.

As the city's boundaries expanded, development proceeded apace. The Housing Commission commenced construction of housing for low-income families in Turvey Park during the early 1950s, in Mount Austin from 1955 and in Kooringal and Ashmont in the 1960s. Private subdivisions were also undertaken in these areas. To service this expansion Cec Carmody, managing director of Great Southern Enterprises, established a shopping centre at the corner of Heath Street and Fernleigh Road, later to be called the Turvey Tops Shopping Centre.

In Kooringal, extensive areas were subdivided by pastoralist Stan Henwood and the suburb was initially known as the Henwood Park Settlement. In 1953 there were 27 houses and one shop; by 1960 this had increased to 300 houses and a self-service grocery store. In the early 1960s private developer Frank Wolstenholme acquired 170 acres of land in the newly named 'Kooringal' for the development of 700 home sites. A service station and hotel-motel were established and the Kooringal Mall development commenced soon after., opening in October 1968.

Development spread south from Kooringal to incorporate Lake Albert which was formerly a small rural village. By the 1980s the suburb had a population of over 4,000. The suburb of Ashmont, originally referred to as 'J.J. Salmon's Estate' grew from 114 inhabitants in 1954 to over 4,000 in 1991. Major subdivisions took place in 1960 and there were large areas developed by the State Housing Commission during the 1960s and 1970s.

Other suburban developments in the post-war period included the suburb of Tolland, west of Mount Austin, which was developed during the 1960s; and San Isidore, west of the city, which was established during the 1950s by the Wagga Wagga representatives of the National Catholic Rural Movement.

Industrial activity in the immediate post-war years was mainly confined to small, locally owned businesses using local raw materials and supplying mainly local needs. The largest industry was the Dunlop Weatherproof Factory [closed 1977] which employed 260 people. Hardys was another major employer. By the 1960s the Council, Chamber of Commerce and the National Catholic Rural Movement were keen to promote secondary industry in Wagga Wagga, and later the Council developed a variety of sites for industrial development including the Dobney Avenue area for



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 3 • HISTORICAL OVERVIEW

service industries, the Hammond Avenue Estate [on the site of the delicensed aerodrome] for general industries; and the Bomen estate for agricultural processing and noxious industries. With State government support, freight subsidies, home loans, tax concessions and assistance in coordinating construction the city's industrial base subsequently increased.

A new multi-storey hospital block opened in 1963.³⁴ When regional hospitals were developed in NSW in 1965 the Wagga Wagga Base Hospital became the major referral hospital in the Riverina Region with responsibility for forty-five hospitals. A nursing home was established in 1952 by the Roman Catholic Loreto Sisters of Compassion, initially in a residence at the corner of Fox and Tompson Streets [formerly the town residence of Alick Smith of 'Kyeamba']. When this became too small, the Sisters built a new Loreto Home of Compassion with accommodation for forty patients as well as a chapel and convent at Ashmont which was in operation by 1974. A second nursing home known as the 2WG Old People's Home [and later as The Haven] was constructed in Bourke Street in 1955.



109 Fox Street, built in 1907 and the site for the Home of Compassion from 1952 until 1974

Major extensions to the high school were opened in September 1931 and another new building was completed by 1961. By 1960 a twenty-four acre site had been set aside for a high school in the Mount Austin area; the new high school was officially opened in October 1967. A third public high school, the Koorinal High School, was completed and officially opened in 1975.

³⁴ Sherry Morris, *A Delicate Balance: A History of the Wagga Wagga Base Hospital*, Wagga Wagga, 1988.



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 3 • HISTORICAL OVERVIEW



Gates to the Charles Sturt University South Campus, former No. 1 RAAF Hospital, then teacher's college, then Riverina College of Advanced Education

Tertiary education became more important after the war. In 1943, a workshop section or engineering block had been constructed at the corner of Coleman and Macleay Streets in order to train munitions workers during the war and ex-servicemen after the war under the Commonwealth Reconstruction Training Scheme [CRTS]. A wing for the teaching of building trades, new administration block and additional classrooms were added in 1952. In 1979, the name was changed to Wagga Wagga College of Technical and Further Education and it was the regional headquarters for the Riverina and Murray Regions.³⁵

A Teachers' College was established on the former site of No. 1 RAAF Hospital near the showground at Turvey Park in 1947.³⁶ More permanent brick structures, mostly residential blocks were added from the late 1950s.³⁷ A library was completed in 1961 and named the Blakemore Memorial Library in honour of the first Principal, George L. Blakemore, who died while still in office in the previous year.³⁸ The teachers' college became the Riverina College of Advanced Education [RCAE] in 1971 and is now part of the Charles Sturt University.

The Agricultural College was officially opened in 1949.³⁹ It was designated a College of Advanced Education in the 1970s. RCAE and the Agricultural College amalgamated by 1984 and became the Riverina Murray Institute of Higher Education [RMIHE] to recognise the inclusion of the Murray campus at Albury-Wodonga. On 1 July 1989 legislation established the new institution [later to be known as Charles Sturt University]. It was the ninth university in New South Wales.⁴⁰ with campuses at both Wagga Wagga [Riverina Campus] and Bathurst [Mitchell Campus] and later at Albury.

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- ³⁶ Keith Swan, *Wagga Wagga Teachers College: Its Site and Establishment*, Wagga Wagga, 1968.
- ³⁷ *The Daily Advertiser*, 30 March 1957, 5 February 1959, 7 December 1961.
- ³⁸ *The Daily Advertiser*, 20 August 1960, 5 May 1961.
- ³⁹ *The Daily Advertiser*, 17 September 1949, 16 February 1955, 19 April 1956, 19 September 1958.
- ⁴⁰ June Sutherland, *From Farm Boys to PhDs*, Chapters 11-13; *The Daily Advertiser*, 27 July 1984, 1 July 1989.



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

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WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY

SECTION 4 • BUILT HERITAGE

4.0 THE BUILT HERITAGE OF WAGGA WAGGA

4.1 PREAMBLE

Wagga Wagga reflects well, in both its urban and rural architecture, the history of the Europeans in Australia. Nothing remains of the timber dwellings of the earliest settlement, doomed by their utilitarian fragility and by the speculative imperatives of urban settlements for change. From the robust elegance of the large rural homesteads and city residences, the quirky simplicity of small rural cottages such as Janey Harvey's pressed tin cottage in the Oberne Valley and the streets of California bungalow variations; all have a story to tell.

The quality of the building stock as observed within this study reveals a commitment to a high level of building professionalism, as evidenced by the quality of materials, concept and delivery. From the refined simplicity and strength of Charles Hardy's many and varied buildings, to the ambitiously refreshing modernism of Stephen O'Halloran, there is a commitment to good building. Within the streets of Wagga Wagga the cottages, with their restrained decorative touches, offer a solid refuge from the vagaries of the seasons and the temporal impact of wars, depressions and urban life.

A genuine sense of appreciation appears common to most who reside in these buildings as evidenced by the sympathetic paintwork, gardens and fencing bringing a pleasing homogeneity and cohesion to the streetscape. The Wagga Wagga residential buildings are changing and evolving, as evidenced by the metamorphosis of corner stores within the urban area to the fabric of both Fitzmaurice and Baylis Streets. The recent urban design improvements to Baylis Street complement well the legacy of important public buildings.

Quality modern architectural interventions within the previous two or three decades are rare within the streets of inner Wagga Wagga. There has, however, been a seemingly enthusiastic reception for the modern quasi-Victorian terraces to the northern end of the city.

4.2 THE ARCHITECTS AND BUILDERS OF WAGGA WAGGA⁴²

Within about ten years of the establishment of Wagga Wagga, builders were becoming well established in the town. One was **Edward Mumford**, an Englishman who had arrived in Sydney in 1856. With his brother John, Mumford was responsible for building the Australian Family Hotel, Nixon's Flour Mill, the Anglican

⁴² General references for this section include: Richard Apperly et al, *Identifying Australian Architecture*, Angus & Robertson, Sydney, 1989; and Jill Morrow Wagga Wagga archive.



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY

SECTION 4 • BUILT HERITAGE

Church, the Royal Hotel and the Pastoral Hotel. Another was **John McIntosh** who arrived in 1859, two years after landing at Port Jackson. He formed a partnership with **Andrew Cruikshank** and took on carpentry and building contracts in addition to his undertaking business in Baylis Street. However it was **Charles Hardy**



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY

SECTION 4 • BUILT HERITAGE



Wagga Wagga Public School
[1872]



Bomen Railway Station [1877]



Borombola [1878]



Wagga Railway Station [1879]



81-83 Johnston Street [c1890]

who was to establish himself as the pre-eminent builder in Wagga Wagga. Hardy had learnt his trade as an apprentice in London. He arrived in Melbourne in 1854, aged 21, and arrived in Wagga Wagga in 1862 with **Thomas Hodson**, with whom he formed a partnership. Their early commissions include the Methodist Church [opened April 1865, now demolished], the Australian Joint Stock Bank [built pre 1870, now demolished] and David Copland's Hall of Commerce in 1872. The partnership of Hardy and Hodson continued until about 1877 at which time Hodson went to live in Sydney, and Hardy continued on as Charles Hardy & Co., a firm which would endure until well into the twentieth century.⁴³

After 1875 Charles Hardy was responsible for most of the major buildings in Wagga Wagga, including homes, churches, school buildings, railway stations, flour mills and the Council Chambers. Hardy had control over most aspects of the building process, including the supply of all materials. The firm had their own brickyards, lime kilns and lumberyard. Limestone was obtained from Mundarlo and shipped down the Murrumbidgee River by paddlesteamer. According to a contemporary account ... *'By 1880s the business included a steam joinery at Newtown, steam sawmills at Devlin's Siding [Ganmain], brick and tile works in Docker Street and stone quarries at Buckenbong near Narrandera'*. Later Hardy bought the brickyards established by George Lipscombe in Albury Road, at the south end of town [later Bourke Street] and by the 1920s they had also established a sawmill at Tumbarumba.⁴⁴ The company was floated in 1922, as the Riverina Distributors. Charles Hardy died in 1908. He was succeeded by Charles Hardy jnr and W.H. Hardy. In 1924 a hardware store was established in Baylis Street, later moving to Chaston Street. During the 1970s the firm employed 250 people.

Charles Hardy *'... insisted on a high standard of work. He brought most of his tradesmen from England and personally supervised most of the building himself, travelling long distances in a sulky. Operations extended to Albury, Corowa, Deniliquin and Euston'*. In keeping with the changing trend in architectural ornamentation which took place during the federation era, Hardy favoured the use of fine joinery both internally and externally.⁴⁵

Buildings known to have been constructed by Charles Hardy & Co. include: **Dorset Cottage** in Trail Street, the Hardy family home [now much altered]; the **Wagga Wagga Public School**, Gurwood Street, 1872; the **Bank of NSW**, 1874; **Bomen Railway Station**, built by Charles Hardy, Matthew Callaghan and Stapleton Minchin from

43 Sherry Morris, *Wagga Wagga: A History*, Council of the City of Wagga Wagga, 1999, p.69; and Keith Swan, *A History of Wagga Wagga*, Sydney, 1970, p.114

44 Morris, 1999, op cit

45 Ibid.



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY

SECTION 4 • BUILT HERITAGE

October 1877; **Borambola**, commissioned by John Donnelly in 1878; **Wagga Wagga Railway Station**, built by Charles Hardy, Ebenezer Shaw and Stapleton Minchin from October 1879; 1884 **Union [later ANZ] Bank** [designed by William Wilkinson Wardell and later modified]; **Wagga Wagga Council Chambers**, late 1880s; **81-83 Johnston Street**, built c1890 by Charles Hardy, possibly for the Hardy family [the Hardys built other similar buildings in the Gurwood/ Trail/ Johnston Streets area, none of which are extant]; **Toonga**, Tarcutta, built 1895 for Alfred Mate, a son of T.H. Mate of Tarcutta; **55 Trail Street, 'Athalie'**, built for one time Wagga Mayor John McGrath, circa early 1890s; **Uranquinty School**, built in 1899; **Wagga Wagga Court House**, designed by Walter Liberty Vernon and built in 1900; **40 Trail Street**, built for Mr Jim Hawkins early 1900s; **100 Peter Street**; **77 Johnston Street**, designed by William Monks as his own residence [presumably built by CH]; **16 The Esplanade**,



Toonga, Tarcutta [1895]



55 Trail Street, Athalie [c1890s]



Court House [1900]





**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY**

SECTION 4 • BUILT HERITAGE



40 Trail Street [early 1900s]



100 Peter Street



20 Simmons Street [c1910]



16 The Esplanade [1909]



77 Johnston Street [William Monks' residence]



109 Fox Street [1910]

'Tara', designed by W. Monks & Jeffs for the Mahon family in 1909; **97 Gurwood Street, 'Omar'**, built 1910 for Harry Hardy and designed by architect William J. Monks; **109 Fox Street**, built for Alick Smith, Kyeamba, as a town residence in 1910 and designed by architect Mr Charles Lupton; **20 Simmons Street**, built c1910 for the Eyles family; and **87 Tompson Street**, built in 1919 to a design by architect Mr Giles. Many of these buildings were designed by architects, including William J. Monks [Monks & Jeffs], Charles Lupton and a Mr Giles,



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY

SECTION 4 • BUILT HERITAGE

however Charles Hardy was probably also responsible for the design of many of the buildings he constructed.

Residential development in Wagga Wagga was at this time mainly confined to the areas north and south of the Wollundry Lagoon [South Wagga and Newtown], although there were scattered houses located on the south side of the railway line. Numerous workers cottages were constructed, some built by investors such as the Heydon family. These were usually in the symmetrical Colonial Georgian style, comprising four main rooms and a separate kitchen to the rear. This style, which had been popular in Sydney and Melbourne up until the 1850s, continued in the rural areas until the late 1890s for modest cottages. Until the advent of the railway in the late 1870s, builders were reliant on locally available timbers and bricks, and these early Wagga-made bricks were apricot tones, soft



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY

SECTION 4 • BUILT HERITAGE

and relatively porous and with the soft lime mortar prone to weathering and moisture absorption.

The tendency of the Murrumbidgee River to flood was a frequent determinant of housing locations. In 1870 the river flooded nine times so builders during the 1870s were acutely conscious of the need to obtain sites higher than the river had reached. This had also been an influence in the survey of the Newtown area, south of the lagoon during the 1850s, as it was seen as being safe from flooding. Later many fine houses would be built in Johnston Street for the town's leading citizens; as this area was considered flood-free and prestigious.



102 Peter Street, displaying the detailing typical of the Federation era in Wagga Wagga
[JM photograph]

By the turn of the century architectural styles were changing, although in Wagga, as in other country centres, trends persisted for a while after they had become outmoded in the cities. Despite this, contemporary architectural trends of the Federation era are to be found in Wagga residential architecture of that time although the form of the buildings generally reflected the conservative Victorian-era styles. The decorative cast iron verandah ornament which had become popular following the establishment of rail links with Sydney and Melbourne continued to be applied, but more often fine timber fretwork would be used for verandah decoration, along with roughcast panels under eaves or on front gable projections. Other Federation era features such as pressed metal gable ends and decorative window hoods, and casement windows with Art-Nouveau inspired coloured glass panels were also used. Corrugated iron was the favoured roofing material, rather than the Marseilles terracotta tiles which were popular in the larger cities. Later the influence of the California Bungalow style is apparent and this influence would continue until the Inter-War era.

There was a great deal of subdivision during the 1920s, particularly in the areas around Mount Erin Convent, south of the railway line, and south of Edward Street, and much of the development which would occur within these subdivisions would be in the Bungalow style. Most of these residences were in brick, with corrugated iron roofs. Their principal features include prominent gables [single, double or triple] with porches supported on substantial brick piers topped with squat colonnettes or grouped timber posts. Windows were usually casement, sometimes in groups of three, and often featured leadlight.



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY

SECTION 4 • BUILT HERITAGE



5 Erin Street [JM photograph]



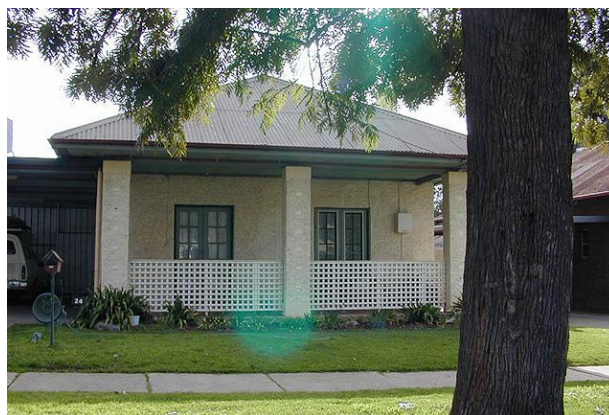
55 Fox Street. Note timber fretwork.

Sometimes the Art Nouveau influence is apparent in the timber fretwork. This is far and away the most common housing style in the inner areas of Wagga, well illustrated in Brookong Avenue, Edmondson Avenue and Erin Street.

Within some of these 1920s subdivisions there is clear evidence of housing development being the work of one builder, with numerous houses being variations on a common theme. This is perhaps best illustrated in Inverary Street, and to a lesser extent in Norman Street.



5 Inverary Street. Most residences in this street are variations of this design.



24 Norman Street. There are a number of similar residences in Norman and surrounding streets.

Other styles which appeared during the Inter-War era, such as the Mediterranean style introduced to Australia by Leslie Wilkinson, first Professor of Architecture at Sydney University from 1918; the Spanish Mission style with its textured stucco walls, triple arches and barley sugar columns; and the Functionalist style, with its simple geometric shapes, large areas of glass and flat roofs concealed behind parapet walls, were slow to appear in Wagga and are not to be found until the 1940s and 1950s; most of the examples of the latter two styles which are to be found in Wagga were the work of local architect S.J. O'Halloran.

Stephen O'Halloran was born at Oura in 1902, moving when he was eight years old to Fernleigh [then rural, now in Bourke Street, Turvey



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY

SECTION 4 • BUILT HERITAGE

Park]. He was employed for a time as a draftsman by George Welsh, an architect in Leeton [at this time changing his name from Halloran to O'Halloran], and later commenced studying architecture by correspondence as well as working during the day. He did his exams in Sydney and spent a year there to complete his studies, graduating in 1937.⁴⁶

Probably O'Halloran's best known buildings are the group of residences he designed in **Coleman Street** during the 1940s, but his influence [if not his designs] is also to be seen in **Beauty Point Avenue, Trail Street**, and in the numerous residences in Wagga Wagga which echo the Functionalist style but lack the detailing and were probably the work of Wagga builders. O'Halloran also completed many commissions for the Catholic Church, including **St Michael's Boys Catholic High School, St Mary's Catholic Primary School** [1934], **St Joseph's Catholic Primary School, Mt Erin Girls' High School, Our Lady of Fatima Church and Bishop Henschke Primary School** [both in Bourke Street, Turvey Park], many of which were designed without charge. Other commissions include **the Wagga Wagga City Baths** [now very much altered], the **Baby Health Centre** in Fitzmaurice Street and the **Wagga Civic Theatre**.



48 Coleman Street



52 Coleman Street

46

Colleen Shaw [ed.], *The Halloran Saga*, Wagga Wagga, July 2000



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY

SECTION 4 • BUILT HERITAGE



108 Coleman Street, O'Halloran's own home



16 Trail Street

Generally though, residential development of the Inter-War and post-War eras was becoming somewhat austere, with much less emphasis on decorative elements. Houses were basically fairly simple, with little detailing and what detailing there was was usually confined to a porch. The L-shape house was common, often with a porch to the inner corner.



10 Heath Street [left]. Note porch to corner.



17 Brookong Avenue

Wagga was well served with brickyards and decorative brickwork was another feature of Wagga housing, particularly during the Inter- and Post-War eras. Perhaps the most elaborate is the house belonging to Mr Willis of Willis Bricks, at 20 Docker Street [built post WW2] but there are numerous other examples where bi-chrome or polychrome brickwork is used for decorative purposes, sometimes with corbelled eaves.



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY**

SECTION 4 • BUILT HERITAGE



20 Docker Street, polychrome brickwork,
built for Mr Willis of Willis Bricks



15 Urana Street

In the years following World War 2, fibro was also becoming common, particularly for use by the Housing Commission from the 1950s. It was both cheaper and quicker to fix fibro sheets than the previous old lath and plaster. Initially the decorative design elements such as wrought iron balustrading and barley twist columns continued. For the reasons of economy and the simple need to address the acute housing shortage of the 1950s these embellishments were later left off and a simple utilitarian dwelling remains.

The architectural fabric of the Wagga Wagga area reveals a solid sense of optimism and a robust conservatism which has served its residents well.



SECTION 4 • BUILT HERITAGE

4.3 GENERAL STORES

The supermarkets of today have eclipsed a great range of urban commercial experience. Urban streets once resonated with the varied calls of the butcher, baker, fishmonger, greengrocer, milkman and rabbit-oh, each leisurely delivering and selling wares door-to-door on a personal scale that would seem extraordinary today. Towards the end of the 19th century grocers' shops in towns and cities emerged, selling mixed goods. Packaging was unknown; deep bins, sacks and boxes housed most things a housewife needed for the kitchen. Most families would endeavour to grow some vegetables, keep hens and where possible have a milking cow. As the inner cities in Australia consolidated and the resident population densities made this practise more difficult the importance of a convenient, centrally located shop became paramount. A limited range of goods, fairly priced and reflecting the needs of the surrounding community, ensured success.

Most often a family would run this venture, either living above, behind or beside the store, all pitching in when needed. The store reflected its simple expectations in its structure and materials. Almost exclusively it would be a one roomed building with a central glass and flywire entrance door, flanked by large glass display windows. Creativity and status was revealed at the front by the application of decorative tiles, painted hoardings or canvas blinds. At the front a shading awning or verandah and to the side and front walls displayed a variety of advertisements, hence the importance of the corner location and the space of side walls. A counter within, display shelves for the range of goods, a ready ear for chat, gossip and general goodwill; somewhere for neighbourhood children to 'hang out', buying ice-creams, milkshakes or the delight of generations, lollies.



The former Park Store, Forsyth Street



Former butcher shop, cnr Norman and Coleman Streets

Their location was established at a time when car ownership was minimal and to drive to the store an extravagance. They appear it seems at the epicentre of need, another store located a ten minute or so walk away. The survival of the general store buildings is one of



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

SECTION 4 • BUILT HERITAGE

adaptive re-use. Nowhere is this more obvious than in the streets of Wagga Wagga. The store's services were a 'mirror' to the surrounding community.



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

SECTION 4 • BUILT HERITAGE

*'... Take up the Grocer's burden
Go pay him for your feed:
He stood your friend in trouble
Served you in time of need.
And now to wait forever
On unpaid bills piled high
Of never pay up people
Will starve his wife and child.'*⁴⁷

The widespread use of supermarket complexes and greatly increased mobility has accelerated the demise of many general stores and with it a way of life although many still remain, their convenience their greatest asset. But to those stores that have disappeared, rarely are they not revamped to reflect the aspirations of a new clientele. Invariably respecting the essential simple fabric of the building, making possible a commercial venture outside the larger retail areas for the aspiring vendors. So continues, in many guises, the life of the general store, the essential little battler bringing vitality, individuality and so importantly to those nearby, a sense of belonging to a community. Florists, antique dealers, hairdressers, tea and coffee shops, the list goes on.



Store, cnr Heath & Urana Streets



Stevo's, cnr Docker & Albury Streets

⁴⁷

Reader's Digest, 1907 Australian poem *Australia's Yesterdays*, Sydney, 1974



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 4 • BUILT HERITAGE



Edward Street, cnr Murray Street



Former store, cnr Murray & Salmon Streets



Norman Street, cnr Coleman Street



105 Forsyth Street

4.4 THE PRECINCTUAL CHARACTER OF URBAN WAGGA WAGGA

Conservation Areas

A conservation area may comprise a particular precinct, a streetscape, a group of buildings or a township which has particular heritage values which distinguish it from other places and from its surroundings. A conservation area '... is an area in which the historical origins and relationships between the various elements create a sense of place that is worth keeping.'⁴⁸

The **Wagga Wagga City DCP 1986** relates principally to the urban conservation area and was established as a result of the 1978 *City of Wagga Wagga Central Area Urban Conservation Study* completed by architect Ken Latona for the National Trust of Australia [NSW]. Within this study the elements contributing to the quality of the streetscape within the inner urban areas, meriting their inclusion within a proposed conservation area, included the single storey, detached nature of residential development; the pitched roofs and

⁴⁸ Heritage Office and Department of Urban Affairs and Planning [NSW], 'Conservation Areas' in *NSW Heritage Manual*, DUAP, Sydney, 1996



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 4 • BUILT HERITAGE

limited number of roof styles; consistency of building materials, mostly red brick with iron roofs; common fencing forms and materials; garaging and outbuildings located to the rear of the house; and the significant unifying force provided by the existing street tree planting.⁴⁹

An analysis of the built heritage of the conservation area reveals that twenty or so years after it was first surveyed, the built heritage and streetscape values of the area remain reasonably intact. Intrusive elements are generally unit developments which appear to date from the 1960s and 1970s, some of which are multi-storey.

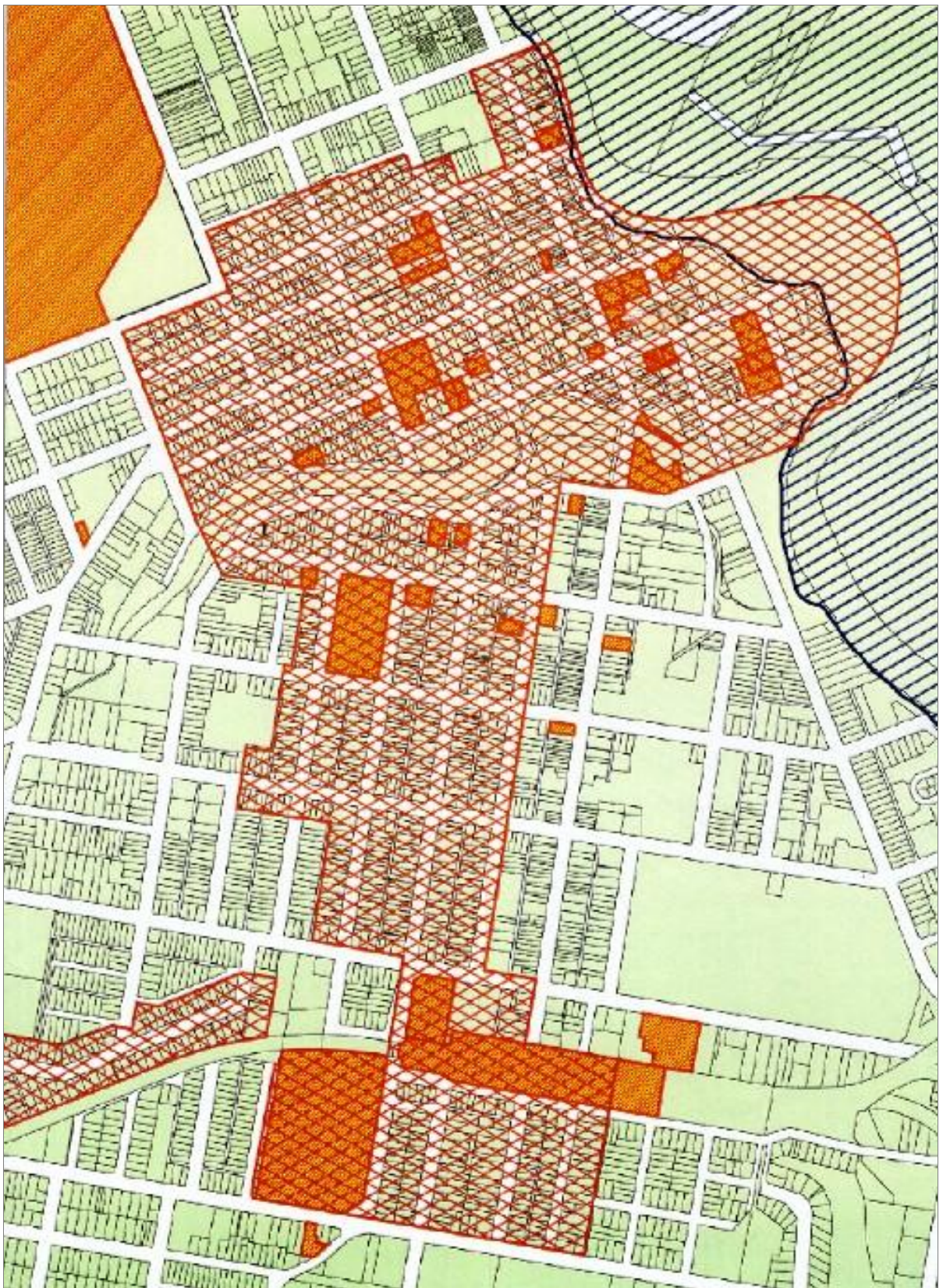
New development since the conservation area was proclaimed in 1985 has endeavoured to sit comfortably within the existing built heritage, with varying degrees of success. For example, a unit development to the corner of Beckwith and Freer Street has replicated

⁴⁹ Ken Latona, *City of Wagga Wagga Central Area Urban Conservation Study*, for the National Trust of Australia [NSW], 1978



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

SECTION 4 • BUILT HERITAGE



Map of the Wagga Wagga conservation areas [shown hatched]. The orange shading indicates items of heritage significance listed within the WWCC LEP.



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

SECTION 4 • BUILT HERITAGE

Source: Wagga Wagga City Council 1999



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

SECTION 4 • BUILT HERITAGE



Cnr Beckwith & Freer Streets



1-3 Beckwith Street



8 Beckwith Street



Freer Street

the roof pitch and gable details of its near neighbour, 1-3 Beckwith Street, with a positive result. Over the road at No. 8 Beckwith Street the combination of elements from different eras on one building, such as the Victorian era bullnose verandah, the Inter-War leadlight and the Post-War polychrome brickwork is less successful. Nearby in Freer Street, a development in a currently popular style offers a different slant on the double gable/ picket fence combination.

What is apparent is that the most successful new development within the conservation area does not attempt to replicate to any great degree the decorative detailing and adornment of the existing residences, for example the roof pitch, building materials and form of 99 Kincaid Street ensure that it sits comfortably within its surroundings; whereas 77 Murray Street [which is not within the conservation area] appears to be impossibly stylised and out of place. It should be acknowledged that there has been a development which successfully replicated an earlier structure, e.g. the terraces at 112-114 Tompson Street, but this requires a level of attention to detail which may not always be cost effective and hence, meet with resistance. It should also be acknowledged that there will always be a place within the conservation area for well designed contemporary architecture; sympathetic development does not necessarily require the inclusion of neo-Georgian, neo-Victorian or neo-Federation details.



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

SECTION 4 • BUILT HERITAGE



99 Kincaid Street [within conservation area]



77 Murray Street [outside conservation area]

Front garages are not a feature of the urban conservation area, however in the above case [in Freer Street] many of the frontages to this side of Freer Street are the rear fences of houses which face Gurwood Street and hence garages are visible. Front garages are serious detractors from the streetscape and should be disallowed within the conservation area and discouraged in other central urban areas as well, as evidenced by the examples below.



258 Kincaid Street [outside conservation area]



123 Tompson Street [within conservation area]

Council is encouraging the conservation of original fences or the construction of appropriate fences within the conservation area through the publication of the small guideline booklet *Which Fence for My House: House and fence styles for Wagga Wagga 1860-1960'* [Wagga Wagga Civic Trust, 2000].

Perhaps the greatest unifying element within the conservation area is the street tree planting. Mature Plane trees, White Cedars and Silky Oaks can usually be found where street planting is at its most gracious and effective. Some of these trees struggle under the weight of radical pruning to accommodate power lines; underground cabling would be a neat solution if at all possible. The importance of maintaining and reinforcing this planting cannot be overemphasised.



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

SECTION 4 • BUILT HERITAGE



Beckwith Street. Note pruning to accommodate power lines.

It has become evident during the course of this study that the existing conservation areas may be further extended and/ or that certain areas be proclaimed as **special character areas** and be subject to specific planning provisions.

The recommendations relating to **conservation** and **special character areas** within the Wagga Wagga urban area are dealt with at **Section 7, Heritage Recommendations for the Wagga Wagga Urban Area.**



SECTION 5 • INVENTORY

5.0 THE INVENTORY

5.1 PREAMBLE

After decades of sustained growth Wagga Wagga now houses a population of around 50,000, with suburbs covering vast areas. This presented a problem with regard to the preparation of a comprehensive inventory for the heritage study; Wagga Wagga's building stock is an understated yet major feature of the city, making a significant contribution to amenity of the existing streetscapes, a fact already acknowledged by the gazettal of 'urban conservation areas' within the central residential area.

Earlier research had been concentrated on the central area, and it was necessary within this Study to also take into consideration the **streetscape values** of later residential development, and to identify items of heritage significance located outside the central area. The suburbs which have been reviewed on a street-by-street basis have been limited to Ashmont, the central area, Koorinal, Lake Albert, Mount Austin, North Wagga and Turvey Park [to Fernleigh Road]; and the inventory format for the residential areas has been limited to the listing of places which are representative examples of their type exhibiting a moderate to high degree of intactness and making a positive contribution to the streetscape.

The inventory has been prepared on a precinctual basis, and includes some background information on the development of the precinct, a description of each street within the precinct [where applicable] and a list of contributory buildings within that street. Historical information is included where this could be readily obtained. Photographs giving an overall impression of development in particular street are included, however it should be noted that not all listed places have been photographed.

The inventory-based description of the Wagga Wagga urban area is a substantial document, and has accordingly been prepared as a separate and ancillary document to the study Report, refer **Volume 2 Inventory**. The **precincts** and **format** for the inventory are described below. A separate database has been prepared for individual places which are recommended for inclusion within the Wagga Wagga Development Control Plan 1986 Appendix 13 Schedule of Environmental Heritage. This database forms **Volume 3** of the study.

5.2 THE PRECINCTS



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

SECTION 5 • INVENTORY

CENTRAL AREA – BAYLIS & FITZMAURICE STREETS COMMERCIAL PRECINCT

Baylis Street, Fitzmaurice Street, Gurwood Street [part], Johnston Street [part], Sturt Street and Tarcutta Street [part]



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

SECTION 5 • INVENTORY

CENTRAL AREA – CHURCH PRECINCT

CENTRAL AREA – NORTH OF WOLLUNDRY LAGOON

Beckwith Street, Broad Street, Crampton Street, Dobbs Street, Freer Street, Gurwood Street [east of Dobbs St], Jackson Street, Johnston Street, Kincaid Street [east of Dobbs St], Lampe Avenue, Marns Street, Simmons Street, Trail Street and Wollundry Avenue [east of Dobbs St]

CENTRAL AREA – RACECOURSE GROUP

CENTRAL AREA – WEST OF DOBBS AND DOCKER STREETS

Albert Street, Albury Street, Bolton Street, Docker Street [north of Edward St], Evans Street, Goonigul Avenue, Gossett Street, Gurwood Street [west of Dobbs St], McKinnon Street, North, South and West Parades, Rhoda Street, Shaw Street, Slocum Street and Wollundry Avenue [west of Dobbs St]

CENTRAL AREA – SOUTH OF WOLLUNDRY LAGOON

Best Street, Darlow Street, The Esplanade, Forsyth Street, Fox Street, Morgan Street, Morrow Street, Morundah Street, Oates Avenue, Peter Street, Sheppard Street, Thorne Street and Tompson Street

CENTRAL AREA – EAST OF BAYLIS STREET

Blake Street, Fitzhardinge Street, Forsyth Street, Morgan Street, Morrow Street, Tarcutta Street [part]

CENTRAL AREA – NORTH OF THE RAILWAY LINE TO EDWARD STREET

Brookong Avenue, Chaston Street, Cullen Road, Docker Street [south of Edward St], Donnelly Avenue, Dwyer Avenue, Edward Street, Emblen Street, Fox Street [south of Edward St], Foxborough Avenue, Gormly Avenue, Hardy Avenue, Harrison Avenue, Lewisham Avenue, Little Best Street, Meurant Avenue, Roma Street, Murray Street [south of Edward Street], Salmon Street, Sullivan Avenue, Yabtree Street and Yathong Avenue

CENTRAL AREA – RAILWAY PRECINCT

CENTRAL AREA – SOUTH OF THE RAILWAY TO COLEMAN STREET

Beauty Point Avenue, Bimbeen Street, Burwood Street, Cassidy Parade, Coleman Street [north side], Collins Street, Edmondson Street, Erin Street, Flinders Street, Hill Street, Inverary Street, Kildare Street, Macleay Street [north of Coleman St], Norman Street, Railway Street, Richard Street and Young Street

KOORINGAL



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

SECTION 5 • INVENTORY

LAKE ALBERT

MOUNT AUSTIN

NORTH WAGGA

TURVEY PARK – NORTH OF URANA STREET

Athol Street, Bourke Street [part], Coleman Street [south side], Croaker Street, Garland Street, Grandview Avenue, Jarick Street, Lindsay Street, Macleay Street [south of Coleman St], Mitchelmore Street [part], Sunshine Avenue, Trevor Street, Turvey Street and Wooden Street

TURVEY PARK – SOUTH OF URANA STREET

Blamey Street, Bluett Crescent, Bourke Street [part], Charleville Road, College Avenue, Dalton Street, Fernleigh Road, Halloran Street, Heath Street, Hely Avenue, Heydon Avenue, Hodson Avenue, Idsal Road, Lusher Avenue, Macleay Street [part], Mair Street, Mitchelmore Street [part], Rudd Street and Urana Street

5.3 THE INVENTORY FORMAT

The Inventory format is as follows:

‘Header’ title

This title has a small pictorial logo which ‘places’ the Inventory item. The title refers to the Study generally, and the specific area being described.

Location Map

Where feasible a location map showing the specific area being described prefaces the text. This location map is shaded to indicate the **specific area** being considered.

Historical Background

A historical background for the particular area is provided. It should be noted that these separate areas have not been researched individually, however available secondary sources have been utilised where feasible.

Description

This section provides a general descriptive overview of the area as a whole; and then ‘sub-sets’ [e.g. particular streets] within the area.

Current Heritage Recognition

Within this section, any current heritage registrations [i.e. Federal/ State/ Local Government; Royal Australian Institute of



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

SECTION 5 • INVENTORY

Architects' Register of Significant Twentieth Century Architecture; National Trust of Australia NSW listings] are identified.

Recommendations

The recommendations include both area-specific and general **precinctual** or **study-wide** recommendations which apply to the area being considered. The recommendations are gathered and restated within **Section 7, Heritage Recommendations for the Wagga Wagga urban Area.**



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 6 • CURRENT STATUTORY PROVISIONS

6.0 CURRENT STATUTORY PROVISIONS : HERITAGE AND PLANNING

6.1 PREAMBLE

The purpose of this section of the study is to survey the **current** [statutory] heritage conservation measures for the city's urban heritage and to discuss the performance of these current measures.

6.2 THE CURRENT STATUTORY CONTEXT

The following organisations have an interest, and in some cases statutory control, with respect to heritage and conservation matters within the Wagga Wagga City Council urban area. Where appropriate the applicable Act or listing mechanism follows the organisation name.

NSW Heritage Council and Heritage Office

NSW Heritage Act 1977 and Amendments to NSW Heritage Act 1999
State Heritage Register [State significance]
State Heritage Inventory [other significance]

NSW Department of Urban Affairs and Planning [DUAP]

Environmental Planning & Assessment Act, 1979

Wagga Wagga City Council

Local Environmental Plan [1985] and heritage related Development Control Plan 1986

Australian Heritage Commission

Australian Heritage Commission Act 1975

National Trust of Australia [NSW]

NTA/NSW Heritage Register

RAIA [NSW Chapter] Register of Significant Twentieth Century Architecture

RSTCA Register

From a statutory perspective, the major groups responsible for managing the State's cultural heritage legislation are the NSW Heritage Council, the NSW Department of Urban Affairs and Planning [DUAP] and the Wagga Wagga City Council. Community groups, such as the National Trust of Australia [NSW], and active local history and museum groups also play an important non-statutory role in heritage conservation. The roles of each of these entities [and relevant statutory controls in relation to the Wagga Wagga urban area] will be discussed below.

6.2.1 THE NSW HERITAGE ACT 1977 [AMENDED 1998]⁵⁰

⁵⁰ The following section has been informed by *NSW Heritage: An Introduction to the Heritage Amendment Act*, Heritage Council, 1999



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 6 • CURRENT STATUTORY PROVISIONS

Major amendments to the **NSW Heritage Act** [1977] have been passed by State Parliament and came into effect on **2 April 1999**. The 1999 changes are the result of a substantial review of the NSW heritage system, a process which began in 1992. The **NSW Heritage Act** [1977] created the Heritage Council, which provides advice and recommendations to the Minister for Urban Affairs and Planning. Under the Act the Minister approved the making of Interim and Permanent Conservation Orders, and could also prevent the demolition of items of potential heritage value until an assessment of their significance has been made. The 1977 Act also gave the Heritage Council the power to act as consent authority for the approval of changes to items protected by Interim or Permanent Conservation Orders.

A central feature of the 1999 Amendments is the clarification and strengthening of **shared responsibility** for heritage management between local councils, which are responsible for items of local significance, and the Heritage Council, which retains its consent powers for alterations to items of State significance.

The distinction between **local** and **State** significance is central to the effective operation of this two-tiered heritage management system. The Amendments clarify the different legislative means of protecting heritage items of **local** and **State** significance. Items of local significance are protected through heritage schedules to local environmental plans [Environmental Planning & Assessment Act, 1979]; and items of State significance are protected through the State Heritage Register [Heritage Act, 1977, 1998]. An item may be included on both a local environmental plan [LEP] and the State Heritage Register [SHR] if it is considered to be of both local and State significance. The relationship between the Heritage Council and local councils is further strengthened by the requirement that councils comply with Heritage Council guidelines on the preparation of local environmental plans.

The NSW State Heritage Register

One of the major initiatives of the 1999 Amendments is the creation of the **State Heritage Register**. This Register will eventually be a comprehensive list of items of **State significance** in NSW. When the Amendments came into force the Register included all places formerly protected by Permanent Conservation Orders and items identified as of State significance in heritage and conservation registers prepared by State government instrumentalities. The Register **replaces** the system of Interim and Permanent Conservation Orders as a means of protecting items of State significance, although the processes of listing [see *Adding Items to the Register* on the



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

SECTION 6 • CURRENT STATUTORY PROVISIONS

following page] and of monitoring their protection and conservation, are essentially the same.

The Register forms part of the **State Heritage Inventory**, a publicly accessible electronic database of all protected heritage items in New South Wales. The State Heritage Register and the State Heritage Inventory can be accessed on the Internet through the Heritage Office's home page at <www.heritage.nsw.gov.au>.



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

SECTION 6 • CURRENT STATUTORY PROVISIONS

The NSW State Heritage Register Criteria

To be assessed for listing on the State Heritage Register an item will, in the opinion of the Heritage Council of NSW, meet one or more of the following criteria:

- an item is important in the course, or pattern, of NSW's cultural or natural history;
- an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history;
- an item is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in NSW;
- an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons;
- an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history;
- an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history; and
- an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or environments.

An item is not to be excluded from the Register on the ground that items with similar characteristics have already been listed on the Register.

Places in Wagga which are currently included within the State Heritage Register include:

Rail bridge over the Murrumbidgee River

Bomen Station, Bomen

Railway Group

Wagga Wagga Court House [s.170 register]

Adding Items to the State Heritage Register

Items will be added to the Register by the Minister on the recommendation of the Heritage Council following an assessment of their significance and consultation with owners. The Heritage Council has established the State Heritage Register Committee, one of whose main functions is to consider items for recommendation to the Minister for inclusion in the Register. It is intended that the Heritage Office will work strategically and pro-actively with local councils, State government agencies, the National Trust and community organisations regarding potential State significant items to develop the State Heritage Register as comprehensive and representative of the State's heritage. The Ethnic Communities Consultation Program is another means of seeking additional listings. Proposals to add items to the Register will be advertised for public comment.



SECTION 6 • CURRENT STATUTORY PROVISIONS

Heritage Agreements

On the advice of the Heritage Council, the Minister may now enter into **Heritage Agreements** with the owners of items on the State Heritage Register. The aim of a heritage agreement is to specify activities undertaken by the owner and financial and other benefits provided by the State government. The agreement can include provisions related to:

- financial or technical assistance;
- valuation review;
- restrictions on use;
- professional advice required for conservation works;
- standards for conservation works; and
- interpretation and public access.

An agreement can be registered and linked to the land title, so that the obligations and benefits of the agreement will apply to all future owners.

Interim Protection and Interim Heritage Orders

The aim of the 1999 Amendments is to increase certainty and to minimise conflict in the long term by ensuring the State Heritage Register provides complete information on the whole of the State's heritage resource. The Amendments also recognise that there may be a need for short-term protection to allow time for a proper assessment of the heritage significance of a potential heritage item to be made. Under the Amendments, **Interim Heritage Orders** can be made by the Minister on the recommendation of the Heritage Council. In addition, the Minister can authorise local councils to make Interim Orders for items of local heritage significance. The Interim Heritage Order combines and replaces the current Act's Interim Conservation Orders and emergency orders under Section 130.

The Interim Heritage Order remains in force for a period of twelve months. During the period of the order the Heritage Council will need to approve any proposals for alterations to the item. An owner may appeal to the Land and Environment Court against the making of an Interim Heritage Order made by a council. It is not possible to appeal against an Order made by the Minister.

Archaeological Relics

The 1977 Act required the Heritage Council to issue permits to people who intend to disturb or excavate land with the intention of discovering, exposing or moving archaeological relics over fifty years old. Yet in the vast majority of cases, disturbance of relics results from the process of development where there is no intention by the developer to disturb them.



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

SECTION 6 • CURRENT STATUTORY PROVISIONS

To provide more flexibility, the 1999 Amendments have included a clause requiring anyone likely to discover or expose a relic to obtain a permit before undertaking further disturbance or excavation. They also give the Heritage Council the discretion to waive the permit requirement, particularly when it is confident that the discovery of significant relics on the site is unlikely. These amendments will streamline the process by requiring an assessment of archaeological potential before works begin. In addition, the Minister now has the power to direct that relics, whether obtained with a permit or not, are donated to a museum, body or individual that can adequately conserve and interpret them.



SECTION 6 • CURRENT STATUTORY PROVISIONS

Minimum Standards for Maintenance and Repair for items on the State Heritage Register

The 'wilful neglect' provisions of the original Act have been found to be ineffective in preventing the deterioration of heritage items, as the burden of proof has been difficult to establish legally. There has been no successful prosecution under this section of the [1977] Act in the twenty years of its operation.

The section has therefore been deleted and replaced. Owners of items on the State Heritage Register are now required to achieve minimum standards of maintenance and repair. The standards are set out in a regulation, and relate to weatherproofing, fire protection, security and essential maintenance. These are minimum standards to ensure that heritage significance is maintained. They do not require owners to undertake restoration works, but where works are needed owners may apply for financial assistance through the funding programs managed by the NSW Heritage Council.

Where these standards are not met and the heritage significance of the item is in jeopardy the Heritage Council will now have the power to order repairs after consultation with the owner. As a last resort, if negotiations have failed and the owner does not comply with the order, the Heritage Council can arrange for the works to be carried out and charge the expenses to the owner. The Minister may consent to the Heritage Council's prosecution of the owner for failure to comply with an order.

Heritage Incentives

Owners of **State** significant items may be eligible to receive benefits from the State government through a new Heritage Incentive Fund. These benefits can only be made available through a heritage agreement and apply only to land tax relief, the payment of stamp duty and council rates. A special 'heritage valuation' is carried out when an item is added to the State Heritage Register. This can provide an owner with lower rates and land taxes. It acknowledges that retaining heritage significance is the *highest and best use* which can be achieved. This benefit will be automatically extended to private owners of properties on the State Heritage Register.

6.2.2 THE NSW ENVIRONMENTAL PLANNING AND ASSESSMENT ACT [1979]

The Department of Urban Affairs and Planning administers the Environmental Planning & Assessment [EP&A] Act, 1979. DUAP prepares **State policies** and **Regional plans** and provides the framework within which local councils prepare local plans. It is also directly involved with local councils in the preparation of their plans



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 6 • CURRENT STATUTORY PROVISIONS

and strategies. The Department's planning teams are required to inform the Heritage Council about plans which have major heritage considerations, or affect items covered by conservation orders, eg Regional Environmental Plans [REP] or State Environmental Policy Plans [SEPP].

Regional Environmental Plans and State Environmental Planning Policies prepared by the Department may also have a direct or indirect impact on the environmental heritage of local government areas.

It should be noted, however, that one effect of the 1999 Amendments has been to restrict listings to the **State** and **Local** echelons [i.e. to eliminate the previous **Regional** category]. Accordingly, all recommendations of this study relate either to **State** or **local** significance only.

6.2.3 THE WWCC LOCAL ENVIRONMENTAL PLAN [1985] AND DEVELOPMENT CONTROL PLAN [1986]

The Council is responsible for the administration of the Wagga Wagga City Council **Local Environmental Plan 1985** [as amended] which contains the standard heritage clauses. The heritage provisions refer to:

- protection of heritage items, conservation areas and relics;
- additional uses within heritage conservation areas;
- notice of certain heritage development applications;
- notice to Heritage Council;
- development of known or potential archaeological sites;
- development in the vicinity of heritage items, heritage conservation areas, archaeological sites or potential archaeological sites; and
- conservation incentives.

The direction issued under Section 117 of the EP&A Act requires local councils to address heritage issues when preparing LEPs. Council is required to consider the effect of new development on the historic, architectural, aesthetic, social, scientific and natural character of scheduled items of environmental heritage.

In association with LEPs, preparation of **development control plans** [DCPs] is also recommended by the Department of Urban Affairs and Planning. These plans, as a minimum, should contain clear objectives aimed at encouraging the conservation of historic items and precincts and landscapes within an area. They may supplement the provisions of the LEP by spelling out, where relevant, detailed development standards and design guidelines which are considered appropriate, without the inflexibility of a LEP. The process of the preparation of DCPs also allows more detailed historical analysis and field survey



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

SECTION 6 • CURRENT STATUTORY PROVISIONS

activity. This facilitates the ongoing review and subsequent changes and/ or additions to listings of items of the environmental heritage.

The **Wagga Wagga City DCP 1986** principally relates to the Wagga Wagga urban conservation area and includes a Schedule of Items of the Environmental Heritage. The effectiveness of the heritage and conservation provisions currently in place is examined in more detail at **Section 7.0**, below. This DCP document has now been effectively superseded by the 1999 Amendments to the NSW Heritage Act, which remove conservation orders and provides for a new Heritage / Inventory system. Recommendations relating to the **Wagga Wagga City Council DCP** are included at **Section 7** below.

The items listed within the **current** DCP Schedule as **urban area** places are listed below:

Former Principal's Residence, Charles Sturt University

The Mill House, 6 Mill Street, North Wagga Wagga [cnr Olympic Way]

Racecourse Group, comprising:

Entrance Building

Administration Building

Grandstand [demolished]

Champagne Bar

Public Bar

Publican's Booth

Two Kiosks [one demolished, one relocated]

Fountain [demolished]

The Hampden Bridge

Barter's Restaurant [fmr Prince of Wales Hotel], 145 Fitzmaurice St

Belmore House, 44-46 Kincaid Street

House, 40 Trail Street

Shops, 9-11 Gurwood Street

Police Station, Sturt Street [cnr Tarcutta Street]

Riverine Club, Sturt Street [cnr Tarcutta Street]

Fitzmaurice Street Civic Group comprising:

Court House

Post Office

National Bank [former CBC Bank]

Former ANZ Bank, Fitzmaurice Street [cnr Tarcutta Street]

Johnston Street Group comprising:

Department of Lands, 28 Johnston Street [cnr Tarcutta Street]

Former Kyeamba Shire and Mitchell Shire Office Buildings, 30-34 Johnston Street

Bryan J. Hamilton Offices, 38 Johnston Street

Church and Cathedral Group comprising:

St Andrew's Presbyterian Church, Church Street, cnr Cross Street

St Andrew's Manse, Church Street

St Michael's Roman Catholic Cathedral, Church Street, cnr Johnston Street



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

SECTION 6 • CURRENT STATUTORY PROVISIONS

Public School Group, comprising:

Public School & Headmaster's Residence, Gurwood Street

Professional Offices [fmr residence], 14 Trail Street

Professional Offices [fmr residence], 20 Simmons Street [cnr Freer St]

Johnston House Group comprising:

House, 77 Johnston Street

House, 79 Johnston Street

Street Directory and Palm Trees, Fitzmaurice Street [adjacent to Wollundry Lagoon Bridge]

Historic Council Chambers, cnr Baylis and Morrow Streets

Semi-detached dwellings, 1-3 Beckwith Street

Former Brewery, The Esplanade

House, 16 The Esplanade

The Manor Restaurant, 38 Morrow Street

House, 136 Docker Street [cnr McKinnon Street]

Terrace Building, 106-110 Tompson Street

House, 109 Fox Street [cnr Tompson Street]

The Education Centre [former residence], 102 Peter Street

Legacy Club [former residence], Peter Street

Plaza Theatre, Baylis Street

Union Club Hotel, cnr Forsyth and Baylis Streets

Wagga South Public School, Edward Street

Railway Station Group comprising:

Railway Station

Stationmaster's Residence

The Former Murrumbidgee Milling Co. Flour Mill and outbuildings, Edward Street

Mt. Erin Convent, Edmondson Street

House, 46 Coleman Street

House, 46 Trail Street

Best Family Cemetery, Ashmont

Collins Park, Wagga Wagga

Bomen Railway Station, Bomen

Council's own initiatives and example can establish, through its own works and decision making processes, a professional standard of conservation practice within the community. Acknowledgment of the role of Council [as an example] includes:

- appropriate care and maintenance of Council's own buildings and works, including community facilities, street trees and parks which are of heritage significance, in such a way as to show respect for the heritage characteristics of each place;
- inclusion of heritage objectives in the Council's Corporate Management Plan;
- inclusion of heritage provisions in Council Codes; and
- well prepared Plans of Management based on Conservation Plans for places of heritage significance owned, or cared for by Council.



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 6 • CURRENT STATUTORY PROVISIONS

A **Heritage Advisory Service** has been established by Wagga Wagga City Council, to provide expert assistance to Council staff and owners of heritage places. The work of the Heritage Advisor includes dealing with issues related to the development of heritage items, discussions with owners, giving advice on appropriate skills, materials and construction techniques. The work has also been extended to include preparation of heritage impact assessment reports and the assessment of development applications. For all Council owned heritage sites, the heritage advisor could assist in the preparation of plans of management as required, and for the nomination of places to the NSW State Heritage Register and Register of the National Estate as recommended in this Study.

6.2.4 THE REGISTER OF THE NATIONAL ESTATE

The Australian Heritage Commission [AHC] is a statutory authority established under the Australian Heritage Commission Act [1975], as the Federal Government's policy advisory and administrative body responsible for the National Estate. The task of the AHC is threefold: to compile and maintain a Register of significant parts of the cultural and natural environment of Australia; to assist the conservation of places on the Register; and to advise the Commonwealth Government on how to conserve these places.

Listing on the Register places no legal constraints on private, local government or state owned properties but does impose some constraints on Commonwealth Ministers and agencies. It provides that Commonwealth Ministers and agencies must not take any action which would adversely affect any place on the Register unless there is no reasonable alternative or measure to minimise these adverse effects.

Places within Wagga Wagga included within the Register of the National Estate include:

Hambledon House, Tarcutta [burnt down]

National Bank [former CBC Bank]

Post Office [former]

Court House

Fitzmaurice Street Civic Group comprising:

Court House

Post Office [former]

National Bank [former CBC Bank]

Police Station

St Andrew's Manse

St Andrew's Presbyterian Church

St Michael's Cathedral

St Michael's Presbytery

Church and Cathedral Group comprising:



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 6 • CURRENT STATUTORY PROVISIONS

St Andrew's Presbyterian Church, Church Street, cnr Cross Street

St Andrew's Manse, Church Street

St Michael's Roman Catholic Cathedral, Church Street, cnr Johnston Street

Wagga South Public School, Edward Street

Wagga Wagga Railway Station

Bomen Railway Station, Bomen

Hampden Bridge

Murrumbidgee River Rail Bridge

6.3 OTHER HERITAGE AUTHORITIES AND REGISTERS

6.3.1 NATIONAL TRUST OF AUSTRALIA [NSW]

The National Trust of Australia [NSW] has compiled a register of buildings, places, works and relics in New South Wales. The register lists those buildings, sites and areas which, in the Trust's opinion, fall within the following definition:

'...Those places which are components of the natural or cultural environment of Australia, that have aesthetic, historic, scientific or social significance or other special value for future generations, as well as for the present community.'

It must be emphasised that the inclusion of a building, site or area in the Register does not mean that the Trust has an interest in acquiring that item nor does it mean that the owners will be expected to open it for public inspection. **Listing by the Trust does not have legal force.** It is, however, recognised as an authoritative statement of the historical and/ or architectural importance of a building, site or area, and by listing such items in its register the Trust hopes to advise the public of the value of Australia's national heritage. The National Trust of Australia [NSW] Riverina Regional Committee have performed an invaluable role in identifying, publicising and protecting Wagga Wagga's heritage.

6.3.2 RAI A REGISTER OF SIGNIFICANT TWENTIETH CENTURY ARCHITECTURE

A number of buildings in the City Council area have been included in the Royal Australian Institute of Architects [RAIA] Register of 20th Century [RSTCA] buildings of significance. Selection criteria for the inclusion of these buildings on the register includes one or more of the following:

- historic and architectural interest; good examples of a particular style;
- designed by a noted architect or engineer; interesting structure or services; and/ or
- original interiors of quality.



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

SECTION 6 • CURRENT STATUTORY PROVISIONS

The RSTCA list of twentieth century buildings of significance does not have any statutory enforcement. However, the list is intended to guide architects and the community in the preservation of architecturally valuable 'modern' buildings and be used in conjunction with other important lists and registers such as the National Trust of Australia NSW Register and the NSW Heritage Register and the schedule of items of the environmental heritage adopted by Council.

The current list of buildings within the WWCC area included within the RSTCA is as follows:

St Michael's Roman Catholic Presbytery, The Bishop's House.

Hoyts Theatre, Baylis Street

World War I Memorial Arch, cnr Baylis and Morrow Streets

Racecourse Grandstand Group including:

Racecourse Entrance

Racecourse Committee Rooms

Racecourse Dining Room

Residence, 48 Coleman Avenue

Mt Erin High School, Edmondson Street

Mt Erin Convent, Edmondson Street

Mt Erin Chapel, Edmondson Street

Wagga Wagga Courthouse, cnr Fitzmaurice and Sturt Streets

Headmaster's Residence, cnr Gurwood and Simmons Streets

Residence, 38 Morrow Street

Education Centre [former residence,] 102 Peter Street

Accountant's Office [former residence], 20 Simmons Street

The Riverine Club [Architects: Plotel, Bunnett and Alsop], cnr Tarcutta and Sturt Streets

Professional Offices [former residence], 16 The Esplanade

Former Federal Brewery, 24 The Esplanade



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 6 • CURRENT STATUTORY PROVISIONS

6.3.3 THE NSW HERITAGE COUNCIL FIRE AND SAFETY ADVISORY PANEL [FASAP]

The Heritage Council of New South Wales has established a Fire and Safety Advisory Panel [FASAP] which deals specifically with problems associated with upgrading the fire safety and access of historic buildings without detrimentally affecting their heritage significance.

The Panel's functions include:

- provision of advice to the Heritage Council on safety provisions in heritage buildings.
- provision of advice to government bodies, local council's and owners on ways of achieving adequate fire safety without changing the character of heritage buildings.
- review of legislation and fire safety provisions for heritage buildings.
- promotion of research into the fire resistance of traditional building elements and examination of recent fire safety technology and its application within historic buildings.

Advice from the Panel is available through the NSW Heritage Council.

6.4 THE WAGGA WAGGA COMMUNITY: HERITAGE CONSERVATION

The statutory provisions for heritage protection within the Wagga Wagga City Council urban area have been spelt out in the above sections. However, it is primarily through increased community interest in heritage, coupled with an awareness of the ways in which the significance of an item can be retained for future generations while addressing the needs of the present, which leads to the most satisfactory conservation results. The willingness and ability of owners to care for their property so as to retain the features and qualities which make them significant is a major factor in the conservation of Wagga Wagga's heritage. The great majority of buildings are conserved by interested and knowledgeable owners. If an owner is disinterested, or positively anti-pathetic, it is very difficult to retain a significant building or place, without adverse changes being made to it. Sometimes, a place is not kept, but is demolished or damaged before there is an opportunity to discuss ways to retain the item while allowing for desired changes to occur.

Wagga Wagga has already taken steps to address this need for greater community awareness with the establishment of the Wagga Wagga Heritage Advisory Committee, which oversees a heritage grants program within the city. However, more community involvement and understanding needs to be encouraged if the



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

SECTION 6 • CURRENT STATUTORY PROVISIONS

outstanding heritage resources in Wagga Wagga are to be enjoyed, appreciated and given appropriate care and protection.



SECTION 7 • HERITAGE RECOMMENDATIONS

7.0 HERITAGE RECOMMENDATIONS FOR THE WAGGA WAGGA URBAN AREA

7.1 PREAMBLE

The intention of this section of the WWCC Urban Area Heritage Study is to provide recommendations and to suggest appropriate DCP and LEP provisions, in order to both adequately protect the recognised heritage of the urban area and to allow appropriate and sympathetic development within the area. The methodology adopted within this section is to provide a brief and discursive summary of the specific heritage/ planning issues, followed by a specific **recommendation** [numbered and titled] relating to that issue.

7.2 DEFINITIONS

Adaptive Reuse [*Adaptation*] means modifying a place to suit proposed compatible uses.

Demolition means the damaging, defacing, destruction, pulling down or removal of a building or work in whole or in part.

Conservation means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstance include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these.

Conservation Area refers to that area shown cross hatched in the appended coloured copy of Wagga Wagga Plan. The Area is generally confined to the older inner sections of the City surrounding and including part of the Central Business District.

Maintenance means the continuous protective care of the fabric, contents and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction and it should be treated accordingly.

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

Reconstruction means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials [new and old] into the fabric. This is not to be confused with recreation or conjectural reconstruction which are outside the scope of this Charter.

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 materials.



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

SECTION 7 • HERITAGE RECOMMENDATIONS

Schedule of Items of the Environmental Heritage is a list of individual buildings, works, relics or places of historic, scientific, cultural, social, architectural, archaeological, natural or aesthetic significance to the City [refer Schedule: Appendix 2.6]



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 7 • HERITAGE RECOMMENDATIONS

Special Character Areas are areas which have urban design significance, but are not necessarily of heritage [i.e. cultural] significance. Areas such as these depend for their character not on the 'intrinsic significance' of the area collectively or of the elements within the area; but on the urban components of that area [building form, street pattern, landscape, street furniture and fences etc] which add character to the Area. Care should be exercised in the designation of special character areas such that the exact nature of the significance is clear to both Council and the community, and that the associated controls for these areas focus on urban design issues [and not necessarily on heritage conservation].

Streetscape describes the collective visual appearance of buildings, landscaping fences and other characteristics of the street which display consistent qualities. This term is used to refer to those buildings or elements within a street which do not necessarily have high cultural significance [individually], but which collectively provide a valuable contribution to the total character of the area.

7.3 THE NSW HERITAGE ACT [AS AMENDED]

As described at **Section 6** above the intent of the amendments to the NSW Heritage Act [1977] was to provide a two-tiered heritage management system; and to clarify the different legislative means of protecting items of **local** and **State** heritage significance.

It is desirable that the heritage requirements within the WWCC LEP 1985 and the associated DCP provisions within the Wagga Wagga DCP 1986 are amended to reflect the intent of the 1998 amendments to the NSW Heritage Act, i.e. to clearly set out the local and State responsibilities and provisions; and to omit reference to the **regional** category/ echelon of significance.

RECOMMENDATION No. 1
NSW Heritage Act Amendments

It is recommended that the provisions and requirements of the current LEP [Heritage] and DCP [Heritage & Conservation Provisions] be amended to make reference to the intent of the NSW Heritage Act, as amended 1998.

NSW STATE HERITAGE REGISTER

The Inventory-based assessment of the Wagga Wagga urban area has identified several places [in addition to the four items already listed within the NSW State Heritage Register] that are considered worthy of nomination to the Register.

RECOMMENDATION No. 2
NSW State Heritage Register

It is recommended that the following places [buildings and areas] be nominated for inclusion within the NSW State Heritage Register.

*St Michael's Roman Catholic Church & Presbytery
South Wagga Public School
Wagga Wagga Public School*



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 7 • HERITAGE RECOMMENDATIONS

Belmore House, 44 Kincaid Street
Mount Erin Convent [former], Chapel, High School and grounds
The Riverine Club
The Hampden Bridge
The Historic Council Chambers

7.4 THE WAGGA WAGGA CITY COUNCIL LOCAL ENVIRONMENTAL PLAN [1985]

Statutory controls in relation to the conservation of significant buildings, places and streetscapes are included within the City of Wagga Wagga Local Environmental Plan 1985. These controls relate to the Wagga Wagga Conservation Area and environmental heritage places, both within and outside the Wagga Wagga Conservation Area.

The aims of these provisions within the Local Environmental Plan relating to conservation and development within the **Conservation Area** are:

- to retain and enhance the general appearance and character of the existing streetscape;
- to prevent the erection of new building, structures, works and additions to existing buildings and works in the Conservation Area which are not compatible with the architectural character and appearance of the surrounding development; and
- to actively conserve the architectural and landscape cultural heritage of the Conservation Area.

The aims of these provisions within the Local Environmental Plan relating to conservation and development of **scheduled environmental heritage** places are to actively conserve the architectural and landscape cultural heritage of the scheduled places; and to prevent unsympathetic additions, alterations and demolitions to scheduled places.

The main effect of the introduction of the Conservation Area in the Local Environmental Plan is that development consent from Council is now required **in addition to** the required normal building approvals. For example, the Conservation Area provisions mean that development approval from Council may be required in relation to painting, plastering, veneering, the removal of fences, the modification of windows, construction of carports and garages; the alteration of significant landscape features and garden elements, etc.

It should be noted that it is not Council's intention to require development consent involving minor matters, such as internal renovations or additions and alterations to the rear of buildings or the construction of carports and pergolas where such proposals will not affect the character of the particular streetscape. However, in all



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

SECTION 7 • HERITAGE RECOMMENDATIONS

cases, the applicant should first consult the Council's Planning Department prior to making applications, in order to establish whether development and/ or building approval is required.



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 7 • HERITAGE RECOMMENDATIONS

REVISION OF THE WAGGA WAGGA CITY COUNCIL LEP 1985

The Wagga Wagga City Council LEP 1985 now requires revision due to the recent amendments to the NSW Heritage Act, the results of the inventory-based assessment of the Wagga Wagga urban area [this study], and the dynamic nature of conservation and development within the inner areas of Wagga Wagga. The NSW Heritage Office have provided Model Heritage Provisions for Local Government LEPs [revised August 2000], and these provisions provide a useful guide for the review of the current LEP Heritage provisions. These provisions are appended, refer **Appendix 2** below

RECOMMENDATION NO. 3
Model Heritage Provisions:
WWCC LEP

It is recommended that the current heritage provisions of the WWCC Local Environment Plan 1985 be modified to reflect the findings of this study; and in alignment with the NSW Heritage Office Model Heritage Provisions.

EXTENSIONS TO THE EXISTING CONSERVATION AREAS

The current Wagga Wagga conservation areas possess a high level of amenity. This is a result of both the maturity of landscape and the aesthetic significance of its elements, but it must be recognised that the heritage significance of the conservation area is much more complex than this. The heritage significance of an item or area is due not only to surviving fabric, it is a result of the relationships between the elements and their ability to demonstrate its history. Heritage conservation areas can still be subject to controls aimed at maintaining amenity or streetscape, but the documentation should make clear whether they are responding to heritage or urban design objectives [or both]. This definition helps to guide the development assessment process within the Area. Good urban design is generally aesthetically pleasing but it does not depend on the evidence of the past for its integrity.

Several areas adjoining the existing designated Conservation Areas have been identified, within the Inventory process, as being of both heritage and/ or urban design/ urban amenity significance and worthy of inclusion within the existing conservation areas.

RECOMMENDATION NO. 4
Extensions to the Conservation
Areas

It is recommended that the existing conservation areas be extended to include the following places:

- ***Oates Avenue between Morgan and Edward Streets***
Development in this block is mainly Federation and Inter-War era bungalows exhibiting a moderate to strong sense of cohesion. Street planting comprises Silky Oak, Ash and Plane trees. Both sides of the street could be incorporated into the existing conservation area, excluding 7, 8 and 10 Oates Avenue at the south end and 36 at the north end.



SECTION 7 • HERITAGE RECOMMENDATIONS

- ***Thorne Street between Morgan and Edward Streets***
Thorne Street appears to have benefited from the blocking of access to through traffic from Edward Street. Development in this block is mainly Federation era bungalows exhibiting a strong sense of cohesion. Inappropriate modifications are generally of a minor nature and many houses have attractive gardens. Street planting comprises Silky Oak and Plane trees. Both sides of the street could be incorporated into the conservation area, including 181, 189A and 191 Edward Street, but excluding 4 Thorne Street [cnr Edward Street].
- ***Murray Street, south end [south of Edward Street]***
Murray Street runs into Brookong Avenue and development at the south end of the street is similar in age, scale and integrity to that of Brookong Avenue, comprising a reasonably cohesive group of Federation or Inter-War bungalows, not particularly remarkable but generally intact. Murray Street to Doris Roy Lane, both sides of the street, could be incorporated into the conservation area.
- ***Fox St [south of Edward St], Donnelly Avenue & Little Best St***
This block was developed from the late 1920s and almost all the extant residences exhibit a high degree of intactness and make a strong contribution to the historic character of Wagga's inner residential areas.
- ***Bimbeen Street, Inverary Street, Norman Street and Kildare Street***
Within this group of streets it is Bimbeen and Inverary Streets which exhibit the highest streetscape values. Inverary Street, in particular, is notable for the quality and intactness of its Inter-War bungalow development. Kildare Street is less cohesive and intact, but most residences make a positive contribution to the streetscape. Norman Street is perhaps the least cohesive of all, but does contain interesting examples of bungalow development from the Inter-War era, and evidence of group housing development.

SPECIAL CHARACTER AREAS

Several **further** areas have been identified, within the Inventory process, as being of heritage or urban design/ urban amenity significance. We have chosen to call such areas **special character areas**. These special character areas have been determined by assessment of their heritage and/ or urban amenity values. If within these special character areas there are specific places that are worthy of separate heritage recognition, we have made specific recommendations for those places, refer **Recommendation No. 8** below.

RECOMMENDATION No. 5
Inclusion of Special Character
Areas within the WWCC LEP

It is recommended that special character areas be defined within the WWCC and that planning provision for the recommended special character areas be made within the LEP.

The special character areas identified include:



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 7 • HERITAGE RECOMMENDATIONS

- **Broad Street**

This is a small street which was developed in the late 1920s as workers' accommodation on small allotments. It was originally envisaged as a lane and is hence very narrow. A large open area to the north end [east side] is designated as parkland however it provides no recreational facilities. Nos 2 to 10 Broad Street are a distinctive group of houses of concrete construction. Most of the other houses in the street share characteristics such as materials, scale, building configuration or roof form, generally in a modest bungalow style, giving the street a medium to strong sense of cohesion.

- **Grand View Area, Turvey Park**

The area which originally comprised James H. Wooden's Grand View Estate subdivision, laid out in 1923, includes Athol Street, Grandview Avenue, Lindsay Street, Sunshine Avenue, Trevor Street, Turner Street and Wooden Street. Development within this area is typical of which is to be found throughout much of Wagga, i.e. single storey, red brick detached dwellings, which makes a strong contribution to the urban character of the city. There is a range of styles to be found, however there is notable quality and level of intactness to much of the existing development.

Places within the special character areas would not be subject to the same level of control as those within conservation areas, however the following guidelines and provisions should apply.

RECOMMENDATION NO. 6 Provisions for Special Character Areas

It is recommended that the revised WWCC LEP provide specific guidelines and provisions for the nominated special character areas, as follows:

- *Where a building has undergone limited change, restoration or reconstruction of the original façade is to be encouraged.*
- *Where a building has undergone major alterations, reconstruction of the original façade is to be encouraged. When no surviving physical or documentary evidence of the original house can be located, reconstruction similar to other houses of the same style in Wagga Wagga is encouraged.*
- *Extensions should only be permitted to the rear of the house, but in certain circumstances [i.e. where area to the rear is inadequate] side extensions may be allowed, where this does not alter or overwhelm the original façade, or the presentation of the house to the street. Where extensions are allowed, new roofs are to be lower than the main roof form with a maximum height less than the principal ridge point; and new roof forms should be in keeping with the existing building.*

7.5 THE WAGGA WAGGA CITY COUNCIL DEVELOPMENT CONTROL PLAN 1986

SECTION 16

The current Development Control Plan [1986] contains Heritage and Conservation Provisions at **Section 16** as follows:

- Introduction



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 7 • HERITAGE RECOMMENDATIONS

- Local Development Controls
- Lodging a Development Application
- State Controls
- Conservation and Restoration Guidelines

Practically every aspect of the **Section 16** provisions are now out of date or incorrect. Furthermore, the current provisions are very limited in their scope and they do not recognise heritage and planning initiatives which have been undertaken over the last 15 years.

RECOMMENDATION NO. 7
An Heritage Development
Control plan for the
Wagga Wagga urban Area

It is recommended that the current Section 16 DCP Heritage and Conservation provisions be rewritten.

Amendments to Section 16 of the DCP should be guided by the following information now available to Council.

- [This] 2002 WWCC Urban Heritage Study
- The Wagga Wagga City Council Development Control Plan No. 15: Rural Heritage Conservation [2001]
- The NSW Heritage Act [1977] as amended [1998]
- The Model Heritage Guidelines: NSW Heritage office [in course of preparation]
- Other NSW Local Government Heritage DCPs
- The adjudications of the WWCC Heritage Advisory Committee
- The advices of the WWCC Heritage Advisor
- The recent Wagga Wagga Civic Trust publication on fence styles; and
- The 'Streetsmart' publication recently published by the NSW Heritage office.

APPENDIX 13 SCHEDULE

Appendix 13 of the Wagga Wagga City Council DCP 1986 comprises a 'Schedule of Items of the Environmental Heritage'. The Inventory based assessment of the Wagga Wagga urban area has a number of places [additional to those places currently listed] which are considered worthy of nomination to the Wagga Wagga City Council DCP 1986 Schedule. Further details on each of these places can be found within the Volume 3 database.

RECOMMENDATION NO. 8
DCP Schedule Additions

It is recommended that the following places [buildings and areas] be nominated for inclusion within the Wagga Wagga Development Control Plan 1986 Appendix 13 'Schedule of Items of the Environmental Heritage'.

Kooringal

UHS01 Residence, 5 Colong Place, Kooringal

UHS02 Wagga Wagga General Cemetery, Kooringal Road, Kooringal

UHS03 'Kooringal' Stables and Woolshed [former], Kooringal

UHS04 Residence, 259 Lake Albert Road, Kooringal



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

SECTION 7 • HERITAGE RECOMMENDATIONS

Lake Albert

- UHS05 Residence, 17 Craft Street, Lake Albert*
- UHS06 Residence, 59 Graham Street, Lake Albert*
- UHS07 Residence, 1 Inglis Street, Lake Albert*
- UHS08 Residence, 9 Inglis Street, Lake Albert*
- UHS09 Residence, 44 Lake Street, Lake Albert*
- UHS10 Residence, 103 Main Street, Lake Albert*
- UHS11 St Peter's Anglican Church, 109 Main Street, Lake Albert*

Mount Austin

- UHS12 Fmr Mount Austin Homestead, 22 Warranga Ave, Mt Austin*

North Wagga

- UHS13 'Springfield', East Street, North Wagga*
- UHS14 Residence, 23? Gardiner Street, North Wagga*
- UHS15 St Mary's Anglican Church and Hall, George St, North Wagga*
- UHS16 North Wagga Primary School, Hampden Avenue, North Wagga*
- UHS17 Residence, 32 Hampden Avenue, North Wagga*
- UHS18 Former Police Station, 52 Hampden Avenue, North Wagga*
- UHS19 North Wagga Hall, Hampden Avenue, North Wagga*
- UHS20 Residence, 102 Old Narrandera Road, North Wagga*

Turvey Park

- UHS21 Residence, 93-95 Bourke Street, Turvey Park*
- UHS22 Residence, 48 Coleman Street, Turvey Park*
- UHS23 Residence, 50 Coleman Street, Turvey Park*
- UHS24 Residence, 52 Coleman Street, Turvey Park*
- UHS25 Residence, 54 Coleman Street, Turvey Park*
- UHS26 Residence, 100 Coleman Street, Turvey Park*
- UHS27 Residence, 108 Coleman Street, Turvey Park*
- UHS28 Charles Sturt University, South Campus, College St*
- UHS29 Wagga Wagga Showground, Bourke Street, Turvey Park*
- UHS30 Residence, 7 Grandview Avenue, Turvey Park*
- UHS31 Wagga Wagga High School [1917/1930s building], Coleman St*
- UHS32 Residence, 80 Macleay Street, Turvey Park*

Central Area

- UHS33 Victory Memorial Gardens, cnr Baylis & Morrow Streets*
- UHS34 Civic Precinct, Baylis/Morrow/Tarcutta Streets*
- UHS35 Residence, 19 Beauty Point Avenue*
- UHS36 Residence, 7 Beauty Point Avenue*
- UHS37 Former Best Street railway gatehouse*
- UHS38 St Michael's Presbytery, Church Street*
- UHS39 Christian Brothers High School & Staff Centre [former Monastery], Church Street*
- UHS40 Drill Hall, Dobbs Street*
- UHS41 Former Docker Street railway gatehouse*
- UHS42 Residence, 20 Docker Street*
- UHS43 Stevo's Corner Store, 130 Docker Street*



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 7 • HERITAGE RECOMMENDATIONS

- UHS44 Mt Erin Convent, Chapel, High School and grounds*
- UHS45 Wagga Wagga Base Hospital [c1960 building], Edward Street*
- UHS46 Shop, 135 Edward Street*
- UHS47 SES Building and Residence, 2 & 4 The Esplanade*
- UHS48 Electrical Substation, The Esplanade*
- UHS49 Robertson Oval gates and ticket boxes, Fitzhardinge Street*
- UHS50 Croquet Club, Fitzhardinge Street*
- UHS51 Flats, 40 Fitzhardinge Street, 'Wilstone Court'*
- UHS52 2WG sign, 16 Fitzmaurice Street*
- UHS53 Water Trough, Forsyth street*
- UHS54 Shop and residence, 105 Forsyth Street, cnr Best Street*
- UHS55 Residence, 103 Fox Street, 'Moonbiana'*
- UHS56 Calvary Hospital and Chapel, Hardy Avenue*
- UHS57 Wagga Waterworks, Hammond Avenue [off]*
- UHS58 Canary island palm trees along the lagoon, Johnston Street*
- UHS59 Ambulance Station, 54 Johnston Street*
- UHS60 Wesley Uniting Church, Johnston Street*
- UHS61 Shop and residence, cnr Morgan & Peter Sts [SE corner]*
- UHS62 South Wagga Tennis Club, Morgan Street*
- UHS63 Residence, 4 Morrow Street*
- UHS64 Palm tree avenue, Peter Street*
- UHS65 Cottage, 164 Tarcutta Street*
- UHS66 Residence, 201 Tarcutta Street*
- UHS67 Brick building, Womboy Lane [rear 65 Fox Street]*

7.6 RECOMMENDATIONS FOR PLACES WITHOUT STATUTORY PROTECTION

ADAPTIVE RE-USE

Parts of Wagga Wagga, particularly in the area to the east of Baylis Street and along the east side of Peter Street, are increasingly the site for new commercial development, and this has resulted in the loss of original 'domestic' scale and residential development to some areas. To balance the encroaching commercialism and large scale development which is presently occurring, adaptive reuse of residential buildings for commercial purposes should be encouraged.

RECOMMENDATION NO. 9
Compatible Adaptive Re-Use

It is recommended that the owners of the residential buildings in commercial areas be encouraged to retain these buildings and adaptively re-use them for commercial purposes.

PETER STREET

The existing conservation area includes the central planting of Palm trees and the western side of Peter Street but does not include the eastern side of the street. The western side of the street exhibits a uniformity of development from the late nineteenth and early twentieth century which retains a high level of architectural integrity



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

SECTION 7 • HERITAGE RECOMMENDATIONS

and hence a high level of visual amenity. The eastern side of the street has been zoned General Business. Some former residences have been adapted for commercial purposes, while many have been demolished to allow for new commercial development or to provide overflow carparking for Baylis Street shops.

Despite this, Peter Street retains a high level of visual amenity which should be valued and carefully managed in the future. Existing development to the eastern side is set quite close to the street and Peter Street generally would benefit from sensitive infill commercial development which allowed parking to the rear [and to the rear of existing former residences].

**RECOMMENDATION No. 10
Peter Street**

Given the proximity of Peter Street to the existing conservation area, and the high level of streetscape amenity still evident within the street, the Wagga Wagga City Council should develop a Strategic Management Plan for Peter Street to encourage the retention and adaptation of existing contributory residences to the eastern side of the street; to sensitively manage infill development; to ensure uniformity of scale at the street edge; and to manage carparking arrangements. No decked carparking should be allowed along the street frontage of Peter Street.



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 7 • HERITAGE RECOMMENDATIONS

BUILT FORM

One of the principal urban design strengths of Wagga Wagga is its remnant housing stock, which is almost uniformly single storey, detached dwellings. A great proportion of this stock are the red brick houses, variations on the California bungalow style, which were built during the 1920s and 1930s. In areas where changes in use have resulted in only a handful of remnant examples and/ or where no statutory protection mechanism is in place or recommended, owners should be given every encouragement to preserve and restore these buildings.

RECOMMENDATION NO. 11
Compatible Adaptive Re-Use

It is recommended that for those buildings which are considered to be an intact, representative example of their type, but for which no statutory protection is proposed:

- Alterations to the public domain view of the building should be discouraged.*
- Where the building has undergone limited change, restoration/reconstruction of the original façade should be encouraged.*
- Owners planning extensions should be encouraged to place these to the rear of the house, or in certain circumstances [i.e. where area to the rear is inadequate] then to the side, such that the extension does not alter or overwhelm the original façade, or the presentation of the house to the street. New roofs should be lower than the main roof form with a maximum height less than the principal ridge point; and new roof forms should be in keeping with the existing building.*

GENERAL STORES

Towards the end of the nineteenth century grocers' shops scattered throughout the residential areas of towns and cities emerged, offering a limited range of goods, fairly priced and reflecting the needs of the surrounding community. Often a butcher's shop would be located nearby. Their location was established at a time when car ownership was minimal and to drive to the store an extravagance. The supermarkets of today have seen the demise of many of these general stores and suburban butchers shops and the survival of the general store buildings is one of adaptive re-use. Nowhere is this more obvious than in the streets of Wagga Wagga. The general stores of the Wagga Wagga urban area are a rare and characteristic element of inner Wagga Wagga. There are a variety of modern planning and commercial pressures threatening these stores and it is pleasing to see former general stores are re-emerging in a variety of uses – cafes, hairdressers and small specialised businesses. Some of the store/ cafes also provide much needed private gallery space for emerging artists. The stores are considered to be significant remnants of Wagga's suburban development and their retention is strongly encouraged.



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

SECTION 7 • HERITAGE RECOMMENDATIONS

RECOMMENDATION NO. 12
General Stores

It is recommended that the planning and heritage provisions relating to the Wagga Wagga general stores be directed to the retention, conservation and adaptive re-use of these heritage elements of inner Wagga Wagga.



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

SECTION 7 • HERITAGE RECOMMENDATIONS

ELECTRICAL SUBSTATIONS

These small, utilitarian buildings are an integral part of the built fabric of the city. Where they are no longer required for their original purpose, adaptive re-use options should be encouraged.

RECOMMENDATION NO. 13
Electrical Substations

It is recommended that the electrical substation buildings, when no longer required for their original purpose, wherever possible be adaptively re-used for commercial, gallery etc purposes.

7.7 FURTHER RESEARCH

THE BUILDERS AND ARCHITECTS OF WAGGA WAGGA

Because late 19th and early 20th century Wagga Wagga occupied a position of considerable status and wealth, many builders and architects of significance undertook work there. Further research into the builders and architects and Wagga Wagga may indicate further places worthy of statutory heritage protection.

RECOMMENDATION NO. 14
Wagga Wagga Architects and
Builders

It is recommended that a study of Wagga Wagga's architects and builders be undertaken, to provide a context for guideline provisions to protect and conserve significant examples of this work.

ARCHITECTURE OF THE 1930S TO 1950S

Wagga Wagga has a very strong body of residential architecture which dates from the 1930s to the 1950s, in the Mediterranean, Spanish Mission and Functionalist [Modernist] styles. One of the key practitioners responsible for these buildings was S.J. O'Halloran, however it is known that there were other architects working in Wagga in the years prior to World War II and during the busy post-war years.

RECOMMENDATION NO. 15
Architecture of the 1930s to 1950s

It is recommended that a study of Wagga's 'Modernist' architecture of the 1930s to 1950s be undertaken, to provide a context for the buildings, to identify examples and key practitioners builders, architects, clients], and formulate specific guidelines for development/adaptive re-use of these buildings.



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

APPENDIX 1

**APPENDIX 1
Study Brief**



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

APPENDIX 1

1. STUDY OBJECTIVES

The aim of the study is to:

- identify and analyse the cultural heritage of Wagga Wagga Local Government Area.
- make practical recommendations for its conservation and management
- provide an accessible inventory of information on heritage items and areas in database format for transfer to the NSW Heritage Database
- contribute to the community's sense of identity - of its beginnings, its present and its potential
- provide information for publications and tourism programs
- provide the basis for cultural resource management, plans and strategies.

2. THE STUDY AREA

The study area is to include the whole Local Government Area of Wagga Wagga.

3. BACKGROUND MATERIAL

The following documents are to be used:

Heritage Office & Department of Urban Affairs and Planning 1996, NSW Heritage Manual, HO/ DUAP, Sydney. The manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

Australia ICOMOS 1988, Australian ICOMOS *Charter for the Conservation of Cultural Significance (The Burra Charter)* and *Guidelines to the Burra Charter: Cultural Significance, Conservation Policy and Undertaking Studies and Reports, ACT* Both revised. The charter provides definitions for terms used in heritage conservation, and proposes acceptable conservation processes and principles to be observed in achieving the conservation of a particular item.

Wagga Wagga Heritage Study 1976
Wiradjuri Places - The Murrumbidgee River Basin.
Winston Gregson Archaeology Study
Draft Rural Development Control Plan maps with sites.

4. THE WORK

4.1 Community Liaison



WAGGA WAGGA CITY COUNCIL URBAN HERITAGE STUDY • 2002

APPENDIX 1

The approach will vary according to the particular requirements of the study area, and will be developed in consultation with Wagga Wagga City Council prior to the commencement of the study.

Community liaison will include as a minimum:

- notification of the study and its progress (eg with rate notices or through fliers)
- media releases throughout the study which include contacts names, so that the community can volunteer information
- at least two community workshops (one during finalisation of the inventory and its assessment; and one during the finalisation of the recommendations).

4.2 Historical Context Report

The consultant team will:

- analyse the history and historical geography of the study area to identify the historical themes of development in the area, using existing secondary sources and additional primary sources as required. *Regional Histories* published by the Heritage Office and the Department of Urban Affairs and Planning, and *History and Heritage* and *Investigating History*, part of the NSW Heritage Manual, are to be consulted before starting. A document of 3,000 to 7,000 words will be sufficient.
- record the history of rural settlement patterns which are to be documented and mapped (original stations, subdivision patterns etc.)
- research and produce copies of historical maps, plans and photographs illustrating the settlement and growth of the study area at regular intervals - preferably at least a decade apart - and research histories or other documents relevant to the responsibilities of the Wagga Wagga City Council.
- provide an indicative list of sites, areas and landscape which have potential evidence of historical themes
- prepare a bibliography of primary and secondary documentary sources
- prepare a fieldwork plan for the study area, including a description of the survey methodology. The field work plan should consider geography, topography, the study area boundary, settlement densities, community profiles and the indicative list of sites
- identify the contexts required from the identification and assessment of items which are additional to the broader historical context (eg the heritage item as a historical document, archaeological research questions, ethnic community social significance)
- recommend strategies for community consultation.



APPENDIX 1

4.3 Field Work and Survey

Consistent with the agreed field work plan, the consultant team will:

- undertake a field survey of the physical evidence of the area, identifying potential items of heritage significance by:
 - examining and reviewing previously identified heritage items in lists such as the Register of the National Estate, National Trust Register, RAIA Register of 20~ Century buildings and items nominated by the community
 - investigating the physical evidence of the identified historical themes of the study area, using as a guide the documentary evidence assembled and identified in the historical context report (if dairying is an identified theme, for example, investigate the physical evidence of dairying activities)
 - identifying other potential items in the field.
- prepare a preliminary inventory with each item of potential heritage significance separately recorded on a standard inventory form which includes:
 - a summary of other lists (statutory and non-statutory) where the item has been identified
 - the condition of the item including interior fit-out, works and associated items, structures, landscapes and so on, if they are significant and have been inspected
 - clear identification photographs
 - a brief description (including interiors and landscapes, where appropriate)
 - an historical summary
 - a definition of the appropriate heritage curtilage for the item
 - a sketch map locating individual elements on the site, where this is appropriate
 - the precise location of the item (the council or commissioning agency is usually responsible for the later addition of land title information to the inventory forms)
 - a preliminary statement of the heritage significance of each potential item, including its relationship to the historical themes it illustrates
 - a map or maps locating each item of heritage significance in the study area.

4.4 Analysis and Final Inventory

The consultant team will:



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

APPENDIX 1

- examine the draft historical context report prepared in 4.2 and, where necessary, revise it in the light of physical evidence surveyed in the field work stage
- undertake any site specific or comparative research needed to verify or establish the heritage significance of items
- assess and analyse the heritage significance of the potential items identified in the preliminary inventory, using the Burra Charter and its Guidelines and the NSW Heritage Manual
- prepare a statement of the heritage significance of each item and the study area within its local, regional and state context using the NSW Heritage Manual
- prepare a final inventory of heritage items ready for inclusion in the NSW Heritage Database. Exclude items with negligible heritage significance.
- create an inventory of rural items including rural homesteads
- prepare any archaeological zoning plans that are necessary.



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

APPENDIX 1

4.5 Planning and Management Recommendations

The consultant team will:

- examine planning controls, council policies and development pressures affecting items of heritage significance
- identify conservation and development constraints and opportunities and any potential heritage items under immediate threat
- recommend aims, objectives, policies and strategies, both statutory and nonstatutory, to conserve the environmental heritage of the study area and recommend ways to resolve conflicts
- recommend expansion/ alterations to the conservation area if required
- participate in seminars arranged by the council with councillors, planning officers and other staff to discuss the implications and ongoing implementation of the heritage study
- consistent with the community liaison program, participate in public seminars to discuss the planning and management recommendations
- recommend ongoing methods for assessing and managing potential heritage items not identified in the heritage study (including the drafting of heritage aspects of a local approval policy)
- recommend ongoing strategies and criteria for including and removing heritage items in environmental planning instruments outside of the heritage study process.

5. TIMING, BUDGET AND FORMAT FOR STUDY AND PROGRESS REPORTS

The project is to be 50% complete by 30.06.99 and completed by 30.08.99.

The budget is to be agreed between consultants and the Wagga Wagga City Council, however \$30,000.00 has been set aside by the Council along with State Government Funding.

The report is to be in A4 format, accompanied by an electronic version agreed to by Wagga Wagga City Council. Maps should be presented in A4 or A3 format for the document and a set of A1 or A0 Maps for exhibition purposes.

Ownership of the document will be vested in the Council.

The inventory data is to be produced on computer in a form that is compatible with the NSW Heritage Database.



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

APPENDIX 1

Photograph record is to be in electronic format as well as hard copy format so that it can be linked to the Geographic Information Service.

Final document is to also be in electronic format, plus 5 bound copies, 1 unbound copy for duplicating purposes.

6. CONSULTANT TEAM

The study will be undertaken by a consultant team comprising the principal consultant (responsible for negotiations between the team and the client), a professional historian, heritage architect, heritage planner and archaeologist, and other relevant specialists as required.

7. SUPERVISION

The project supervisor shall be: Nicole Lennon, Senior Strategic Planner, Wagga Wagga City Council.

The study will be supervised by a steering committee comprising
*(National Trust
Representative, Civic Trust Representative, Councillor; Heritage Advisor,
Manager
Urban and Rural Planning Division, Wagga Wagga City Council)*

The principal consultant and/ or the consultant team will allow for [2] meetings with the project director and/ or the steering committee. A representative of the Heritage Office will attend the first joint meeting to facilitate discussion, promote an understanding of the process and answer any questions on the heritage study process.

8. ADDITIONAL INFORMATION TO BE SUPPLIED ON APPOINTMENT

1. 1976 Heritage Study
2. Rural Survey - Jill Morrow 1980
3. Current LEP and DCP Listings.
4. Map of the existing Conservation Area.
5. Copy of Chapter 16 of the WWDCP 1986 - Heritage and Conservation Provisions.
6. Map from Draft Rural DCP showing selected sites.



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

APPENDIX 2

APPENDIX 2
NSW Heritage Office
Heritage Model Provisions
Revised August 2000



APPENDIX 2

Heritage Model Provisions
(Revised Edition: August 2000)
Part [X] Heritage conservation

1 Definitions

[Note: It may be more convenient to insert these definitions in the clause, Schedule or Dictionary containing other definitions used in the LEP adopting these model provisions]

In this Part [or "plan" or "Division"]:

archaeological site means the site of one or more relics.

conservation management plan means a document prepared in accordance with the requirements of the NSW Heritage Office that establishes the heritage significance of an item' place or heritage conservation area and identifies conservation policies and management mechanisms that are appropriate to enable that significance to be retained.

demolish a heritage item, or a building, work, archaeological site, tree or place within a heritage conservation area, means wholly or partly destroy, dismantle or deface the heritage item or the building, work, archaeological site, tree or place.

heritage conservation area means an area of land that is shown *[insert how it is shown; for example, edged heavy black]* on the map marked '.....' and includes buildings, works, archaeological sites, trees and places and situated on or within the land.

heritage impact statement means a document consisting of a statement demonstrating the heritage significance of a heritage item or heritage conservation area, or of a building, work, archaeological site, tree or place within a heritage conservation area, an assessment of the impact that proposed development will have on that significance and proposals for measures to minimise that impact.

heritage item means:

- (a) a building, work, archaeological site or place specified in an inventory of heritage items that is available at the office of the Council and the site of which is described in Schedule X *[insert reference to the schedule of the plan containing a written description of heritage item sites]* and shown *[insert how it is shown, for example, by diagonal hatching]* on the map marked '.....', or
- (b) a place specified in an inventory of heritage items available at the office of the Council and described in the inventory as a place of Aboriginal heritage significance. *[The site may also be described in a Schedule to the plan and shown on a map]*

heritage significance means historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value.

maintenance means the ongoing protective care of a heritage item or a building, work, archaeological site, tree or place within a heritage conservation area. It does not include alterations, such as carrying out extensions or additions, or the introduction of new



APPENDIX 2

materials or technology.

place of Aboriginal heritage significance means:

- (a) a place that has the physical remains of pre-European occupation by, or is of contemporary significance to, the Aboriginal people. It can (but need not) include items and remnants of the occupation of the land by Aboriginal people, such as burial places, engraving sites, rock art, midden deposits, scarred and sacred trees and sharpening grooves, or
- (b) a natural Aboriginal sacred site or other sacred feature. It includes natural features such as creeks or mountains of long-standing cultural significance, as well as initiation, ceremonial or story places or areas of more contemporary cultural significance.

potential archaeological site means a site:

- (a) that is specified in Schedule [X], described in that Schedule as a potential archaeological site and shown [*insert how it is to be shown, for example, by cross hatching*] on the map marked '.....', or
- (b) that, in the opinion of the consent authority, has the potential to be an archaeological site, even if it is not so specified.

potential place of Aboriginal heritage significance means a place:

- (a) that is specified in an inventory of heritage items available at the office of the Council and described in the inventory as a potential place of Aboriginal heritage significance [*the site may also be described in a Schedule to the plan and shown on a map*], or
- (b) that, in the opinion of the consent authority, has the potential to have Aboriginal heritage significance, even if it is not so specified.

relic means:

- (a) any deposit, object or material evidence (which may consist of human remains) that is more than 50 years old relating to the use or settlement, not being Aboriginal habitation, of [*insert name of local government area*] and that is a fixture or is wholly or partly within the ground, or
- (b) any deposit, object or material evidence (which may consist of human remains) of any age relating to Aboriginal habitation of [*insert name of local government area*].

2 Objectives

The objectives of this plan in relation to heritage are:

- (a) to conserve the environmental heritage of [*name of local government area*], and
- (b) to conserve the heritage significance of existing significant fabric, relics, settings and views associated with the heritage significance of heritage items and heritage conservation areas, and
- (c) to ensure that archaeological sites and places of Aboriginal heritage significance are conserved, and



APPENDIX 2

- (d) to allow for the protection of places which have the potential to have heritage significance but are not identified as heritage items, and
- (e) to ensure that the heritage conservation areas throughout [*name of local government area*] retain their heritage significance.

3 Protection of heritage items and heritage conservation areas

When is consent required?

- (1) The following development may be carried out only with development consent:
 - (a) demolishing or moving a heritage item or a building, work, relic, tree or place within a heritage conservation area,
 - (b) altering a heritage item or a building, work, relic, tree or place within a heritage conservation area by making structural or non-structural changes to its exterior, such as to its detail, fabric, finish or appearance,
 - (c) altering a heritage item by making structural changes to its interior,
 - (d) disturbing or excavating a place of Aboriginal heritage significance or 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) moving the whole or a 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.

What exceptions are there?

- (2) Development consent is not required by this clause if:
 - (a) in the opinion of the consent authority:
 - (i) the proposed development is of a minor nature or consists of maintenance of the heritage item or of a building, work, archaeological site, tree or place within a heritage conservation area, and
 - (ii) the proposed development would not adversely affect the significance of the heritage item or heritage conservation area, and
 - (b) the proponent has notified the consent authority in writing 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 will comply with this subclause and that development consent is not otherwise required by this plan.
- (3) Development consent is not required by this clause for the following development in a cemetery or burial ground if there



APPENDIX 2

will be no disturbance to human remains, to relics in the form of grave goods or to a place of Aboriginal heritage significance:

- (a) the creation of a new grave or monument, or
- (b) an excavation or disturbance of land for the purpose of carrying out conservation or repair of monuments or grave markers.

What must be included in assessing a development application?

- (4) Before granting a consent 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.

What extra documentation is needed?

- (5) The assessment must include consideration of a ***heritage impact statement*** that addresses at least the following issues (but is not to be limited to assessment of those issues, if the heritage significance concerned involves other issues). The consent authority may also decline to grant such a consent until it has considered a ***conservation management plan***, if it considers the development proposed should be assessed with regard to such a plan.
- (6) The minimum number of issues that must be addressed by the heritage impact statement are:
 - (a) for development that would affect a ***heritage item***:
 - (i) the heritage significance of the item as part of the environmental heritage of [name of local government area], 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 by the proposed development, and
 - (v) the extent to which the carrying out of the proposed development would affect the form of any historic subdivision, and
 - (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



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

APPENDIX 2

- (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 development with nearby original buildings and the character of the heritage conservation area, taking into account the size, form, scale, orientation, setbacks, materials and detailing of the proposed development, 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 would be affected by the proposed development, and
- (vi) whether any archaeological site or potential archaeological site would be affected by the proposed development, and
- (vii) the extent to which the carrying out of the proposed development in accordance with the consent would affect any historic subdivision pattern, and
- (viii) the issues raised by any submission received in relation to the proposed development in response to the notification or advertising of the application.



APPENDIX 2

4 Advertised development

The following development is identified as advertised development:

- (a) the demolition of a heritage item or a building, work, tree or place in a heritage conservation area, and
- (b) the carrying out of any development allowed by clause *[insert the number of the clause (equivalent to clause 9 in these model provisions) that allows a heritage conservation incentive]*.

5 Notice of Demolition to the Heritage Council

Before granting consent for the demolition of a heritage item identified in Schedule [X] as being of State significance, the consent authority must notify the Heritage Council about the application and take into consideration any comments received in response within 28 days after the notice is sent.

6 Development affecting places or sites of known or potential Aboriginal heritage significance

Before granting consent for development that is likely to have an impact on a place of Aboriginal heritage significance or a potential place of Aboriginal heritage significance, or that will be carried out on an archaeological site of a relic that has Aboriginal heritage significance, the consent authority must:

- (a) consider a heritage impact statement explaining how the proposed development would affect the conservation of the place or site and any relic known or reasonably likely to be located at the place or site, and
- (b) except where the proposed development is integrated development, notify the local Aboriginal communities (in such way as it thinks appropriate) and the Director-General of National Parks and Wildlife of its intention to do so and take into consideration any comments received in response within 28 days after the relevant notice is sent.

7 Development affecting known or potential archaeological sites of relics of non-Aboriginal heritage significance

- (1) Before granting consent for development that will be carried out on an archaeological site or a potential archaeological site of a relic that has non-Aboriginal heritage significance (whether or not it is, or has the potential to be, also the site of a relic of Aboriginal heritage significance), the consent authority must:
 - (a) consider a heritage impact statement explaining how the proposed development will affect the conservation of the site and any relic known or reasonably likely to be located at the site, and



**WAGGA WAGGA CITY COUNCIL
URBAN HERITAGE STUDY • 2002**

APPENDIX 2

- (b) notify the Heritage Council of its intention to do so and take into consideration any comments received in response within 28 days after the notice is sent.
- (2) This clause does not apply if the proposed development:
 - (a) does not involve disturbance of below-ground deposits and the consent authority is of the opinion that the heritage significance of any above-ground relics would not be adversely affected by the proposed development, or
 - (b) is integrated development.

8 Development in the vicinity of a heritage item [Note:

If there are no heritage conservation areas, references to them are to be removed from this clause]

- (1) Before granting consent to development in the vicinity of a heritage item, the consent authority must assess the impact of the proposed development on the heritage significance of the heritage item and of any heritage conservation area within which it is situated.
- (2) This clause extends to development:
 - (a) that may have an impact on the setting of a heritage item, for example, by affecting a significant view to or from the item or by overshadowing, or
 - (b) that may undermine or otherwise cause physical damage to a heritage item, or
 - (c) that will otherwise have any adverse impact on the heritage significance of a heritage item or of any heritage conservation area within which it is situated.
- (3) The consent authority may refuse to grant any such consent unless it has considered a heritage impact statement that will help it assess the impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item.
- (4) 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.

9 Conservation incentives

The consent authority may grant consent to the use for any purpose of a building that is a heritage item, or of the land on which such a



APPENDIX 2

building is erected, even though the use would otherwise not be allowed by this plan, if:

- (a) it is satisfied that the retention of the heritage item depends on the granting of consent, and
- (b) is integrated development.

8 Development in the vicinity of a heritage item

[Note: If there are no heritage conservation areas, references to them are to be removed from this clause]

- (1) Before granting consent to development in the vicinity of a heritage item, the consent authority must assess the impact of the proposed development on the heritage significance of the heritage item and of any heritage conservation area within which it is situated.
- (2) This clause extends to development:
 - (a) that may have an impact on the setting of a heritage item, for example, by affecting a significant view to or from the item or by overshadowing, or
 - (b) that may undermine or otherwise cause physical damage to a heritage item, or
 - (c) that will otherwise have any adverse impact on the heritage significance of a heritage item or of any heritage conservation area within which it is situated.
- (3) The consent authority may refuse to grant any such consent unless it has considered a heritage impact statement that will help it assess the impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item.
- (4) 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.

9 Conservation incentives

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

- (a) it is satisfied that the retention of the heritage item depends on the granting of consent, and
- (b) the proposed use is in accordance with a conservation management plan which has been endorsed by the consent authority, and



APPENDIX 2

- (c) the granting of consent to the proposed use would ensure that all necessary conservation work identified in the conservation management plan is carried out, and
- (d) the proposed use would not adversely affect the heritage significance of the heritage item or its setting, and
- (e) the proposed use would not adversely affect the amenity of the surrounding area otherwise than to an insignificant extent.

9 Development in heritage conservation areas

[Note: The following subclauses are optional and apply only if there are heritage conservation areas]

- (1) Before granting consent for the erection of a building within a heritage conservation area, the consent authority must be satisfied that the features of the proposed building will be compatible with the heritage significance of the heritage conservation area, having regard to the form of, and materials used in, buildings that contribute to the heritage significance of the heritage conservation area.
- (2) In satisfying itself about those features, the consent authority must have regard to at least the following (but is not to be limited to having regard to those features):
 - (a) the pitch and form of the roof (if any), and
 - (b) the style, size, proportion and position of the openings for windows or doors (if any), and
 - (c) the colour, texture, style, size and type of finish of the materials to be used on the exterior of the building.
- (3) Consent must not be granted to development on a site within a heritage conservation area which will result in a landscaped area of less than *[insert appropriate percentage]* % of the site area, if the site is within *[specify where this requirement will apply]*.