



Planning Proposal: Heritage Listing of 4 Darling Street Tamworth

ISSUE	REV	DATE	AUTHOR	ISSUED TO
DRAFT	01	05 January 2023	Tamworth Regional Council – LA	For Internal Review
DRAFT	02	09 January 2023	Tamworth Regional Council - GH	Manager Integrated Planning & Director Planning and Compliance
FINAL	03	11 January 2023	Tamworth Regional Council	NSW Department of Planning and Environment

DRAFT

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Background

Introduction

This planning proposal has been prepared in accordance with the Sections 3.33(2) and 3.33(3) of the *Environmental Planning and Assessment Act 1979* (the Act) and guidelines “*Local Environmental Plan Making Guideline (September 2022)*” published by the Department of Planning and Environment.

This planning proposal addresses the following matters:

Section 3.33(2) of the Act states that a planning proposal must include the following components:

- a) A statement of the objectives and intended outcomes of the proposed instrument;
- b) An explanation of the proposed provisions that are to be included in the proposed instrument;
- c) The justification for those objectives, outcomes and the process for their implementation (including whether the proposed instrument will give effect to the local strategic planning statement of the council of the area and will comply with relevant directions under section 9.1);
- d) If maps are to be adopted by the proposed instrument, such as maps for proposed land use zones; heritage areas; flood prone land—a version of the maps containing sufficient detail to indicate the substantive effect of the proposed instrument,
- e) Details of the community consultation that is to be undertaken before consideration is given to the making of the proposed instrument.

At a pre-DA meeting in March 2022 with the owners of the subject site, a proposal was presented to Council for the demolition of the existing cottage at 4 Darling Street, a modest, yet highly intact structure from 1888/89, which comprises an integral component of the original Tamworth justice precinct, and the proposed construction of a 5-storey apartment block in its stead.

As a consequence, an Interim Heritage Order (IHO) was made on 11 April 2022, under Section 25 of the *NSW Heritage Act 1977*, which authorises local Councils to make interim heritage orders for items in the local Council area, subject to conditions. The Order was subsequently gazetted on Tuesday, 26 April 2022.

The placement of an IHO was identified by Tamworth Regional Council as necessary to provide temporary protection of the site in response to its proposed redevelopment. The Order provided the timeframe necessary to commission a formal heritage assessment, as follows;

During the first half of the IHO period, an independent heritage assessment must be prepared to establish the item's level of heritage significance and its suitability for eventual heritage listing.

For the second 6 months of the IHO period, if the item is found to be of State or local significance, the statutory process for listing on State Heritage Register or Local Environment Plan begins (source: Heritage Council of NSW).

Heritage Consultant Ray Christison of High Ground Consulting was subsequently engaged to undertake a formal Assessment of Significance of the site in accordance with Heritage NSW Guidelines, **attached, see Appendix 3 – Assessment of Significance.**

This Assessment of Significance has enabled Council to form a qualified opinion regarding the subject site's heritage significance, including whether the site should be listed as a local heritage item or proposed for State heritage listing.

This planning proposal seeks to undertake the statutory process for listing the item within Schedule 5 of the *Tamworth Regional Local Environmental Plan 2010* (TRLEP 2010).

Part 1: Objectives and Intended Outcomes

Objective

The objective of this planning proposal is to amend the *Tamworth Regional Local Environmental Plan 2010* (TRLEP 2010) to include a local heritage item listing of the subject site at 4 Darling Street Tamworth.

Intended Outcome

The planning proposal aims to:

- Acknowledge the item's local heritage significance; and
- Provide protection for the item's local historical association, social significance, and representativeness within the city of Tamworth.

Part 2: Explanation of Provisions

The subject land is located within the Tamworth Regional Council Local Government Area:

- Lot 420 DP 47649, 4 Darling Street, Tamworth

The mapping indicating the subject land is **attached, see Appendix 1 – Subject Lands Map.**

Intended Provisions

An amendment to planning provisions is required in order to meet the objectives of the planning proposal, summarised as follows:

Development Standard	Description of Amendment
Schedule 5 Heritage items	<p>The planning proposal seeks to conserve the heritage significance of heritage items by including the following additional item within the Environmental Heritage register:</p> <ul style="list-style-type: none">• Lot 420 DP 47649, 4 Darling Street, Tamworth <p>The map indicating the changes to Heritage items is attached, see Appendix 2.</p> <p>The text indicating the amendments to Heritage items is attached, see Appendix 4.</p>

Part 3: Justification of strategic and site-specific merit

Section A: Need for the planning proposal

1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?

The planning proposal is the result of an Interim Heritage Order placed on the subject site and the subsequent commissioning of an Assessment of Significance (**attached, see Appendix 3**),

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The current statutory provisions do not facilitate the most effective protection of the item's local importance, archaeological potential, historical association, social significance, and representativeness, as assessed by the Assessment of Significance.

This planning proposal is the only legal method of amending the *Tamworth Regional Local Environmental Plan 2010* to permit the proposed amendments to planning provisions to protect the item.

As stated under the Heritage Act 1977, the interim Heritage Order would lapse unless the local Council passed a resolution either:

1. In the case of an item, in the Council's opinion, is of local significance, to place the item in the heritage schedule of a local environmental plan with appropriate provisions for protecting and managing the item and;
2. In the case of an item which in the Council's opinion, is of State heritage significance, to nominate the item for inclusion on the State Heritage Register.

Section B: Relationship to strategic planning framework

3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

New England North West Regional Plan 2041

Strategy 17.2 Celebrate buildings of local heritage significance by

- *retaining the existing use where possible*
- *establishing a common understanding of appropriate reuses*
- *exploring history and significance*
- *considering temporary uses*
- *designing for future change of use options*

The planning proposal gives effect to directions contained within the *New England North West Regional Plan 2041* by exploring the history and significance for an item of local heritage significance.

The IHO was a response to the identification of potential heritage value associated with the subject site. Following confirmation of the site's heritage value by the Assessment of Significance (**attached, see Appendix 3**), the planning proposal seeks to protect and formally acknowledge the subject site via appropriate local planning controls, being a local heritage listing within Schedule 5 of the TRLEP 2010.

4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Tamworth Regional Local Strategic Planning Statement 2020 (LSPS 2020)

The planning proposal gives effect to the vision and actions contained within the *Tamworth Regional Local Strategic Planning Statement 2020 (LSPS 2020)*:

Planning Priority 6 Celebrate culture and heritage

Action C&H7 Prepare, review and update heritage studies and Schedule 5 of the Tamworth Regional LEP 2020 in consultation with the wider community to identify items incorrectly included and heritage building of sites that should be added to Schedule 5.

The planning proposal is consistent with the objectives of LSPS 2020.

Tamworth Regional Blueprint 100

The basis for land use planning has been established by the Blueprint 100 process which includes Council's adopted LSPS 2020. The priority themes of Blueprint 100 have been considered as part of the planning proposal process. The planning proposal gives effect to the priorities and actions contained within the *Tamworth Regional Blueprint 100*:

Priority 7.1 Protect the Region's heritage assets

Action 7.5.1 Prepare, review and update heritage studies and Schedule 5 of the LEP in consultation with the wider community to identify any items incorrectly included and heritage buildings or sites that should be added to the schedule.

The planning proposal is consistent with the objectives of Blueprint 100 Part 1.

Our Community Plan 2023 -2033 and Delivery Plan 2023-2025

The planning proposal gives effect to the priorities and actions contained within the Tamworth Regional Council Community Plan and Delivery Plan:

Focus Area: Celebrate our cultures and heritage

Action H.03 Our region's heritage assets are protected and celebrated

H.0302 Ensure development controls and zoning protect the heritage significance of items and conservation areas

The planning proposal is consistent with the focus areas and actions contained within the Delivery Plan.

5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

New England North West Regional Plan 2041

Strategy 17.2 Celebrate buildings of local heritage significance by

- *retaining the existing use where possible*
- *establishing a common understanding of appropriate reuses*
- *exploring history and significance*
- *considering temporary uses*
- *designing for future change of use options*

The planning proposal gives effect to directions contained within the New England North West Regional Plan 2041 by exploring the history and significance for an item of local heritage significance.

6. Is the planning proposal consistent with applicable SEPPs?

SEPP	Applicable	Consistent	Comment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Yes	Consistent	Chapter 2 does not apply to the Tamworth Regional Council Local Government Area. The remaining chapters of this SEPP either do not apply to the subject site or do not apply to land within the Tamworth Regional LGA.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Yes	Consistent	This planning proposal is not contrary to the SEPP provisions.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Yes	Consistent	This planning proposal is not contrary to the SEPP provisions.
State Environmental Planning Policy (Housing) 2021	Yes	Consistent	This planning proposal is not contrary to the SEPP provisions.
State Environmental Planning Policy (Industry and Employment) 2021	Yes	Consistent	This planning proposal is not contrary to the SEPP provisions.
State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development	Yes	Consistent	This planning proposal is not contrary to the SEPP provisions.
State Environmental Planning Policy (Planning Systems) 2021	Yes	Consistent	This planning proposal is not contrary to the SEPP provisions.
State Environmental Planning Policy (Precincts – Central River City) 2021	No	N/A	N/A
State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021	No	N/A	N/A
State Environmental Planning Policy (Precincts - Regional) 2021	No	N/A	N/A
State Environmental Planning Policy (Precincts – Western Parkland City) 2021	No	N/A	N/A
State Environmental Planning Policy (Primary Production) 2021	Yes	N/A	This SEPP is not applicable to the subject lands.
State Environmental Planning Policy (Resilience and Hazards) 2021	Yes	Consistent	The subject site is not known to be contaminated. A full history of the site's current and previous land use is provided in the Assessment of Significance attached to this planning proposal. The site and buildings contained on the site have not, to Council's knowledge, been utilised for any purpose listed in Table 1 of the

			contaminated land planning guidelines.
State Environmental Planning Policy (Resources and Energy) 2021	Yes	Consistent	This planning proposal is not contrary to the SEPP provisions.
State Environmental Planning Policy (Sustainable Buildings) 2022	Yes	Consistent	This planning proposal is not contrary to the SEPP provisions.
State Environmental Planning Policy (Transport and Infrastructure) 2021	Yes	Consistent	This planning proposal is not contrary to the SEPP provisions.

7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions)?

Section 9.1 Ministerial Direction	Applicable	Consistent	Comment
Focus area 1: Planning Systems			
1.1 Implementation of Regional Plans	Yes	Yes	The subject planning proposal aims to protect and recognise the local significance of 4 Darling Street by placing the item in the heritage schedule of the TRLEP 2010. As such, the planning proposal is consistent with the directions of the New England North West Regional Plan 2041, being strategy 17.2; celebrate buildings of local heritage significance.
1.2 Development of Aboriginal Land Council land	No	N/A	N/A
1.3 Approval and Referral Requirements	Yes	Consistent	This planning proposal is considered to be consistent with the aims and objectives of this Direction.
1.4 Site Specific Provisions	Yes	Consistent	This planning proposal will facilitate the inclusion of the subject site within the TRLEP 2010. The subject site will not be rezoned. Development standards contained in the TRLEP 2010 will continue to apply to the subject site and no additional development

standards or requirements will be imposed.

Focus area 1: Planning Systems – Place-based

Not applicable to the Tamworth Regional Council LGA.

Focus area 2: Design and Place

[This Focus Area was blank when the Directions were made]

Focus area 3: Biodiversity and Conservation

3.1 Conservation Zones

Yes

Consistent

This Direction does not affect the subject site.

3.2 Heritage Conservation

Yes

Consistent

This planning proposal contains provisions that facilitate the protection and conservation of environmental heritage at the subject site, being local historical association, social significance, and representativeness, as identified in the Assessment of Significance.

3.3 Sydney Drinking Water Catchments

No

N/A

N/A

3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs

No

N/A

N/A

3.5 Recreation Vehicle Areas

Yes

Consistent

This Direction does not affect the subject site.

3.6 Strategic Conservation Planning

No

N/A

N/A

Focus area 4: Resilience and Hazards

4.1 Flooding

Yes

Consistent

The subject site is not located within a Flood Planning Area and the planning proposal does not seek to rezone the subject lands.

4.2 Coastal Management

No

N/A

N/A

4.3 Planning for Bushfire Protection

No

N/A

N/A

4.4 Remediation of Contaminated Land

Yes

Consistent

This Direction does not affect the subject site. The site is not known to be contaminated.

4.5 Acid Sulfate Soils

No

N/A

N/A

4.6 Mine Subsidence and Unstable Land

No

N/A

N/A

Focus area 5: Transport and Infrastructure

5.1 Integrating Land Use and Transport

Yes

Consistent

This planning proposal is considered to be consistent with the aims and objectives of:

- a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001); and
- b) The Right Place for Business and Services – Planning Policy (DUAP 2001).

5.2 Reserving Land for Public Purposes

Yes

Consistent

This Direction does not affect the subject site.

5.3 Development Near Regulated Airports and Defence Airfields

Yes

Consistent

This Direction does not affect the subject site.

5.4 Shooting Ranges

Yes

Consistent

This Direction does not affect the subject site.

Focus area 6: Housing

6.1 Residential Zones

Yes

Consistent

The subject site is not located within a residential zone. The planning proposal does not propose any amendments related to housing or the permissibility of residential uses. The planning proposal will not reduce the permissible residential density of the land. Moreover, significant residential development is not proposed or considered likely to occur in the immediate vicinity of the subject site.

6.2 Caravan Parks and Manufactured Home Estates

Yes

Consistent

Existing provisions that permit development for the purposes of a caravan park to be carried out on land and existing zoning over the subject land, are not proposed to be amended.

Focus area 7: Industry and Employment

7.1 Business and Industrial Zones

Yes

Consistent

The planning proposal does not propose any amendments related to zoning or the reduction of floor space ratio. The existing business zoning which applies to the subject site will remain unchanged. The Assessment of Significance undertaken in support of the IHO recommends that the integrity of the buildings and curtilage are protected for heritage conservation purposes. Therefore, any land use currently permissible (with consent) in accordance with the provisions of the TRLEP 2010 may be undertaken on the site, following consideration of the relevant heritage development controls.

7.2 Reduction in non-hosted short-term rental accommodation period

No

N/A

N/A

7.3 Commercial and Retail Development along the Pacific Highway, North Coast

No

N/A

N/A

Focus area 8: Resources and Energy

8.1 Mining, Petroleum Production and Extractive Industries

Yes

Consistent

A heritage listing may be incompatible to the described activities, but does not legally change the permitted land uses over the land.

Focus area 9: Primary Production

9.1 Rural Zones

Yes

Consistent

This Direction does not affect the subject site.

9.2 Rural Lands

Yes

Consistent

This Direction does not affect the subject site.

9.3 Oyster Aquaculture

Yes

Consistent

This Direction does not affect the subject site.

9.4 Farmland of State and Regional Significance on the NSW Far North Coast

No

N/A

N/A

Section C: Environmental, social and economic impact

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

The planning proposal is unlikely to result in any adverse impact on the environment including critical habitat or threatened communities.

9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

There are no likely environmental effects that would arise as a result of the planning proposal.

10. Has the planning proposal adequately addressed any social and economic effects?

The independent Assessment of Significance concluded that the cottage located at 4 Darling Street, Tamworth, has local historical & social significance and representative value, when measured against the criteria for 'cultural significance' as defined in the Australia ICOMOS Burra Charter.

Aside from positive externalities, such as the preservation of existing site amenity and streetscape ambience (which would have otherwise been negatively impacted by demolition of the cottage and its replacement with high-rise development), positive economic and social benefits of heritage listing include access to Council's Heritage Assistance Fund. This fund offers grant assistance to successful applicants for the maintenance and best-practice improvement of heritage listed items within the Tamworth regional LGA, and is of socio-economic benefit both to the site owners and to the broader community.

As a heritage conservation incentive, and in accordance with TRLEP 2010 5.10 (10), Council may, under certain conditions, grant consent to a form of development within a heritage listed site which, otherwise, would not be allowed under the local environmental plan. The positive social and economic benefits of this incentive are proven.

Finally, there is a growing body of empirical evidence demonstrating that heritage listing of a property can, through controlled and sympathetic development, and the retention of original street presentation and significant design features, positively impact the property's desirability and, therefore, market value.

Section D: Infrastructure (Local, State and Commonwealth)

11. Is there adequate public infrastructure for the planning proposal?

The subject site is adequately serviced by fully sealed local public roads, water, sewer, electricity supply and NBN.

Section E: State and Commonwealth Interests

12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

A Gateway determination has not yet been issued for this planning proposal. The only relevant public authority to be consulted in accordance with the requirements of the Gateway Determination will be the NSW heritage Council.

Part 4: Maps

The planning proposal will amend the existing *Tamworth Regional Local Environmental Plan 2010* maps:

- Heritage Map

- Schedule 5 Environmental heritage

The maps indicating the amendments to *Tamworth Regional Local Environmental Plan 2010* are attached, see Appendix 2.

Part 5: Community Consultation

Community Consultation will be undertaken in accordance with the requirements of the Gateway Determination. It is anticipated that this would include:

- Publish this planning proposal on TRC website for a minimum of 14 days.
- Notification via email and letter to owners of subject lands as far as practicable.
- Notice to local community groups such as the Tamworth Historical Society.

Part 6: Project Timeline

Stage	Estimated Completion
Anticipated date of Gateway Determination	February 2023
Anticipated timeframe to finalise the infrastructure studies/plan	N/A
Anticipated timeframe for completion of any additional technical studies, not completed prior to Gateway	N/A
Completion of required technical information	N/A
Public agency consultation as required by Gateway Determination	February – March 2023
Public exhibition period	March 2023
Public hearing	N/A
Consideration of Submissions	April 2023
Consideration of proposal post exhibition	April-May 2023
Submission to the Department to finalise the LEP	May-June 2023
Plan made	June 2023
Date of Notification	June-July 2023

Appendix 1: Map - Subject Lands

Appendix 2: Map - Draft Heritage Listing

Appendix 3: Assessment of Significance

Appendix 4: Draft Schedule 5 heritage listing

Locality	Item Name	Address	Property Description	Significance	Item No
Tamworth	House. Former Court House Caretakers Cottage.	4 Darling Street	Lot 420 DP 47649	Local	To be determined



Lot 120
DP 47648

Peel Street


Daring Street

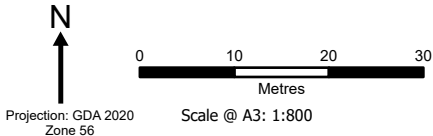
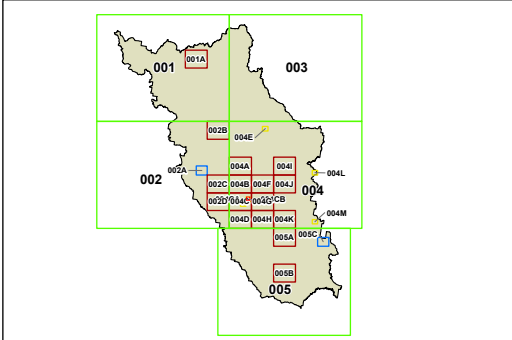


PLANNING PROPOSAL
Heritage Listing of
4 Darling Street Tamworth

Subject Lands

Legend
 Subject Lands

Cadastre
 Base Data: 13/09/2022 © NSW Spatial Services

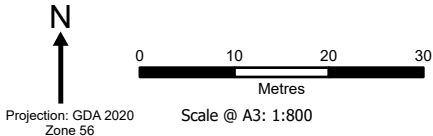
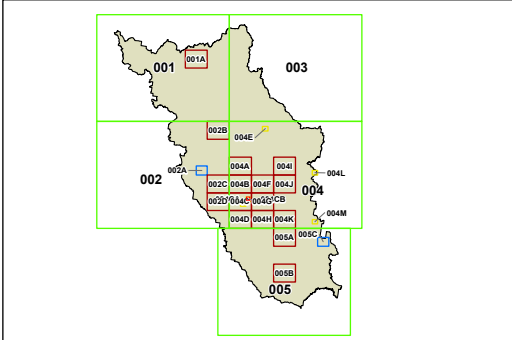




PLANNING PROPOSAL
Heritage Listing of
4 Darling Street Tamworth

Existing Heritage Map

Legend
Heritage
 Item - General
Cadastre
 Base Data: 13/09/2022 © NSW Spatial Services




PLANNING PROPOSAL
Heritage Listing of
4 Darling Street Tamworth


Proposed Heritage Map

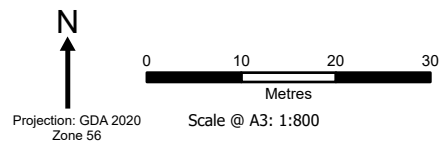
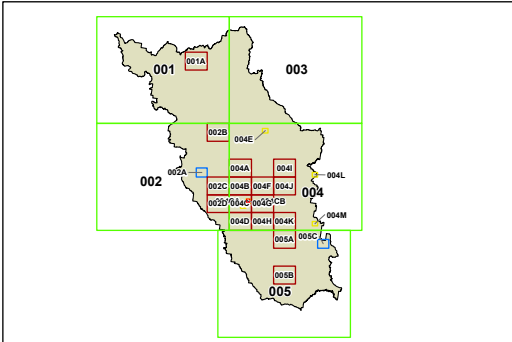
Legend

Heritage

 Item - General

Cadastre

 Base Data: 13/09/2022 © NSW Spatial Services



**Assessment of Significance
Cottage, 4 Darling Street
Tamworth NSW 2340**



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Revision	Revision Details	Author	Date of Issue
V1	Draft 1	RHC	24 August 2022
V2	Draft 2	RHC	2 September 2022
V3	Draft 3	RHC	3 September 2022
V4	FINAL	RHC	4 September 2022

Executive Summary

An Interim Heritage Order (IHO) was placed on a cottage located at 4 Darling Street, Tamworth (Lot 420 DP 47649) under Section 25 of the NSW Heritage Act 1977, which authorises local councils to make interim heritage orders for items in the local council area, subject to conditions. Heritage Consultant Ray Christison of High Ground Consulting was subsequently engaged to undertake a formal Assessment of Significance of the property in accordance with Heritage NSW Guidelines. As stated under the Heritage Act 1977, the Heritage Order will lapse from the date that is made unless the local council has passed a resolution before that date either:

1. In the case of an item, in the council's opinion, is of local significance, to place the item on the heritage schedule of a local environmental plan with appropriate provisions for protecting and managing the item and;
2. In the case of an item which in the council's opinion, is of State heritage significance nominate the item for inclusion on the State Heritage Register.

Ray has assessed the cultural heritage significance of the place as follows:

The cottage located at 4 Darling Street has local historical, historical association and social significance, and representativeness. It is one element of the development of a justice precinct on the corner of Peel and Darling Streets in the 19th century and was the last building constructed in this precinct. During the late 20th century and early 21st century the cottage was used to support the work of the Police & Citizens Boys Club, Tamworth Women & Children's Refuge and the Mental Health Support Group of Tamworth and District. It has associations with the work of these organisations. The house was also the home of the Surtees family between 1951 and 1980. William Surtees and his son Ronald were each recognised as Tamworth Citizen of the Year for their services to the community. The cottage is a modest example of the Federation Arts and Crafts style with a sympathetic rear extension. The cottage and outbuilding was valued as a former adjunct to the Police Citizens Boys Club from the 1930s and was subsequently the home of two winners of Tamworth Citizen of the Year. During the 1980s it was home to Tamworth's community-based women & children's refuge. From 2002, following community-led restoration and naming as Crittenden Cottage, it served as affordable accommodation for people accessing mental health rehabilitation services available through Billabong Clubhouse. The cottage appears to have a high to moderate degree of integrity.

Recommendation

It is recommended that the property be listed as an item of local significance on the Heritage Schedule (Schedule 5) of the Tamworth Regional LEP with appropriate provisions for protecting and managing the item.

Introduction

Tamworth Regional Council requires the preparation of a heritage assessment for the site of 4 Darling Street, Tamworth, further to an Interim Heritage Order (IHO) placed on the property for a period of 6 months. The IHO was made on 11 April 2022, under Section 25 of the NSW Heritage Act 1977, which authorises local councils to make interim heritage orders for items in the local council area, subject to conditions.

The placement of an IHO was supported by Tamworth Regional Council to provide temporary protection of the site, and the timeframe necessary to commission a formal heritage assessment. A preliminary heritage assessment provided by Council's Heritage Officer indicated that site at 4 Darling Street has high potential for historical and social significance having had an intimate important police and justice functional role related to the operation of the 'Old Tamworth Courthouse', the remains of which are located at 212 Peel Street.

A heritage assessment is required to investigate and document the significance of 4 Darling Street under NSW State Heritage criteria. As stated under the Act, the Heritage Order will lapse from the date that is made unless the local council has passed a resolution before that date either:

3. In the case of an item, in the council's opinion, is of local significance, to place the item on the heritage schedule of a local environmental plan with appropriate provisions for protecting and managing the item and;
4. In the case of an item which in the council's opinion, is of State heritage significance nominate the item for inclusion on the State Heritage Register.

Council has engaged Ray Christison MPHA MAICD MAICOMOS of High Ground Consulting to research the story, context and fabric of the building to determine its cultural heritage significance on accordance with Heritage NSW guidelines.

Definition of Study Area

The cottage is located at 4 Darling Street, Tamworth NSW 2340, within Lot 420 DP 47649.



Figure 1.1: Section of the Town of Tamworth including the intersection of Peel and Darling Streets. (Tamworth Regional Council)

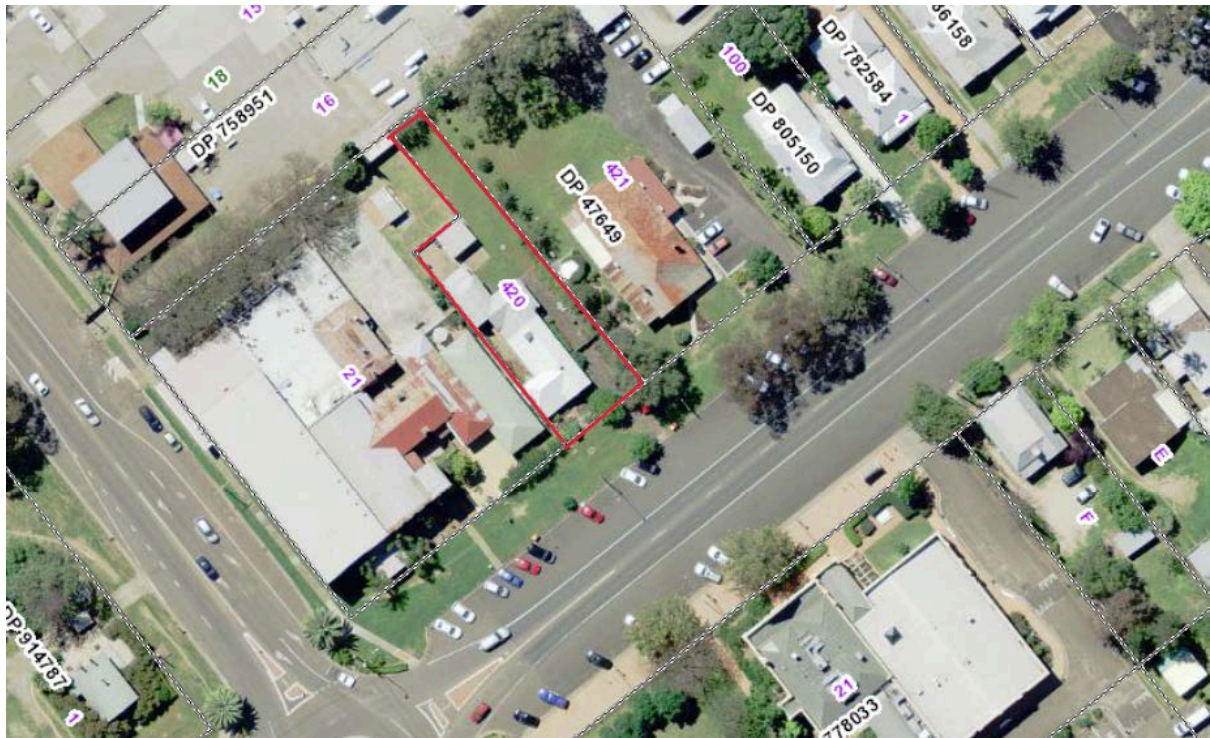


Figure 1.2: Location of Lot 420 DP 47649 near the intersection of Peel and Darling Streets.
(Six Maps)

Methodology

This report has been prepared in accordance with the following Heritage NSW guidelines:

- NSW Heritage Office, 2000. Assessing Heritage Significance – NSW Heritage Manual update.

A site inspection was undertaken on 10 August 2022. This included photography of the building. Additional historical research was undertaken to provide a clearer understanding of the development of the justice precinct and structural evolution of the place.

Identification of Authors

This report was prepared by Ray Christison BA (Hons) Archaeology and Palaeoanthropology MAICD MPFA MICOMOS, Historical Archaeologist and Professional Historian of High Ground Consulting. Ray has extensive experience assessing and managing cultural heritage significance across regional New South Wales. He has been heritage advisor for Coonamble, Gilgandra, Harden, Hilltops, Liverpool Plains, Orange City, Warrumbungle, Walgett and Young Local Government Areas. He has also undertaken heritage main street studies in Baradine, Boorowa, Gilgandra, Peel Street Tamworth and Werris Creek. Ray is also a regular provider of heritage services to Australian Rail Track Corporation, Essential Energy, Glencore Coal and NSW National Parks & Wildlife Service.

Valuable assistance in research of the property, and review of this report, was provided by Melinda Gill, Joan Wakeford and Robert Watson.

Limitations

When the property was inspected on 10 August 2022, we were unable to access the property or interior of the building. Observations were made from adjoining properties and information about the interior was provided by locals with experience of the building.

Outline History

Timeline of the Peel Street Court House Precinct

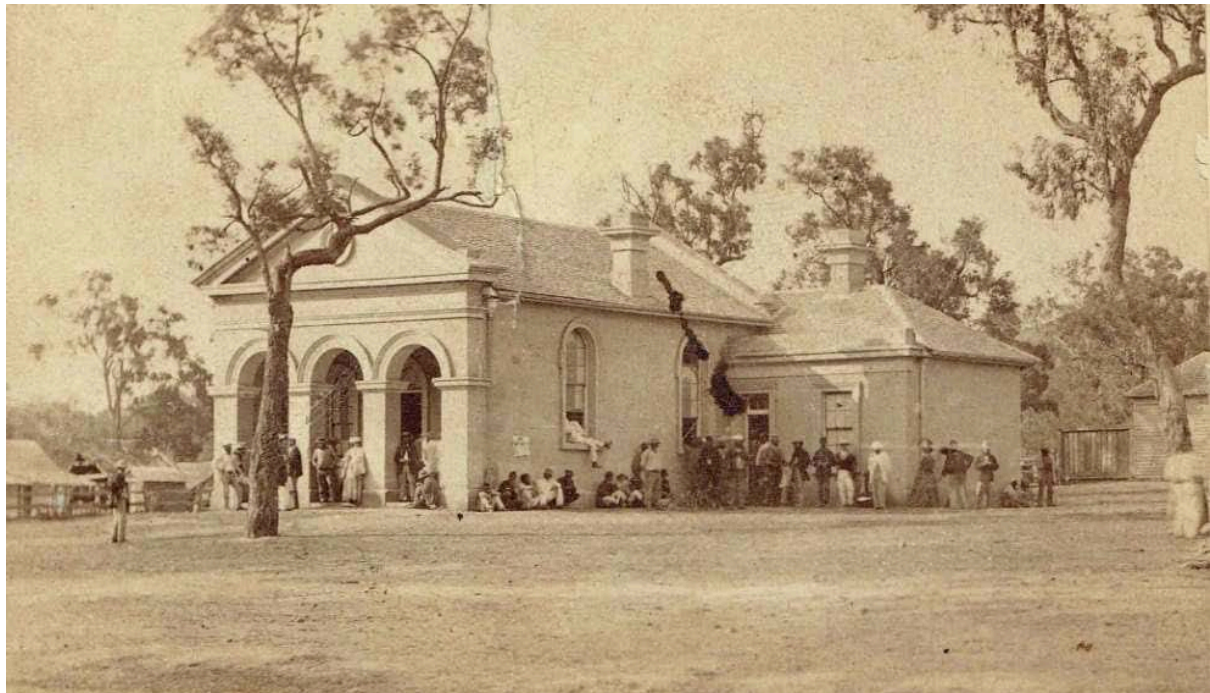
- 1818 Government Surveyor John Oxley & party travelled through the Peel Valley.
- 1831 Sir Edward Parry, Henry Dangar and Charles Hall surveyed properties suitable for the Australian Agricultural Company.
- 1834 Australian Agricultural Company took up land covering Tamworth, Nundle, Attunga and Duri as their Goonoo Goonoo Run.
- 1841 Border Police relocated to Tamworth.
- 1844 Police lockup constructed in West Tamworth.
- 1849 Plan surveyed for the Town of Tamworth. Peel Street followed an existing cart track.
- 1850 Tamworth officially proclaimed a town on 1 January.
First auction sale of lots within the town held in July.
- 1858 A Watch House was constructed in Tamworth.
- 1861 Court House constructed on the corner of Peel and Darling Streets.
- 1862 Police station established in the Tamworth Hotel building.
- 1864 Major flooding caused significant damage along Peel Street.
- 1872 Tamworth Hotel returned to use as a hotel.
- 1878 Great Northern Railway reached West Tamworth.
- 1880 A new gaol was constructed in Johnston Street, Tamworth.
- 1889 Land allocated for Post & Telegraph Office extended to include Lot 12 Section 14.
- 1889 Lots 17, 18 and 19 Section 18 gazetted as Reserve 10060 for Public Buildings.
- 1889 The Court House was extended.
- 1893 A new Lockup and Lockup Keeper's House were constructed in Darling Street.
- 1898 Lots 3 and 16 Section 18 resumed for extensions to the Court House.
- 1898 A Court House Caretaker's Cottage was constructed in Darling Street.

- 1900 The Court House building was extended.
- 1910 Major flooding inundated the lower lying areas of Peel Street on 15 January.
- 1935 Police Citizens Boys Club established in Tamworth.
- 1938 A new Court House was opened in Fitzroy Street.
- 1939 The former Court House was occupied by the Federation of N.S.W. Police Citizens Boys Clubs.
- 1948 Lot 21 was allocated to the Federation of N.S.W. Police Citizens Boys Clubs.
- 1951 The Courthouse Caretaker's residence was let to the Surtees family.
- 1980 The former Court House Caretaker's Cottage was occupied by the Tamworth Women and Children's Refuge.
- 1980 The house was extended to provide additional facilities for the Women and Children's Refuge.
- 1992 The Women's and Children's Refuge relocated to South Tamworth.
- 1997 The Mental Health Support Group of Tamworth and District identified the house at 6 Darling Street as a venue for mental health rehabilitation services.
- 2000 4 Darling Street was offered for sale by public auction.
- 2002 The house at 4 Darling Street was purchased by the Mental Health Support Group of Tamworth and District and named Crittenden Cottage.
- 2021 The house was sold privately.

Tamworth Court House and Lockup

When Governor Gipps moved to establish law enforcement beyond the former Limits of Location in 1839, Tamworth was included in District No.3 Liverpool Plains. This district covered the area north and west of the Great Dividing Range. A headquarters commanded by Edward Mayne was established at Murrurundi. A Border Police command was also located there. Mayne later moved the Border Police to Somerton, then Tamworth in about 1841. A Resident Magistrate, George Jenkins, was appointed in January 1844. A Lockup was established in West Tamworth. This building must have been rather flimsy as it was the subject of numerous escapes and one break-in between the time of its construction and 1853.

In 1858 funds were allocated for construction of a new Watch House and Lockup in Tamworth. This was to be constructed in Peel Street on Lot 18 Section 18 Town of Tamworth¹. This building, constructed in timber on stone foundations, was completed in 1859. This building was extended in 1862 to provide additional cells, and functioned as a gaol until 1881.



Tamworth's second Court House, constructed in 1861. This photograph was taken about 1865. (Tamworth Historical Society Archives)

In 1858 the New South Wales Government allocated £2,000 for the construction of a Court House in Tamworth and tenders were called for construction of the stone building in 1860. Tenders were called again three months later and the contract for construction was awarded to William Springthorpe Dowell at a cost of £1,849. Dowell had tendered for construction in brick. Work was commenced in February 1861 on a site in the Government Reserve. It was completed in December 1861. The courthouse, which was located on Lot 19 Section 18 of the Town of Tamworth on the corner of Darling and Peel Streets, was extended and fenced in 1873.²

On 9 November 1889 Lots 17, 18 and 19 Section 18 Town of Tamworth were gazetted as Reserve 10060 for Public Buildings. Lot 16 had originally been designated as the location of a Benevolent Asylum and a hospital functioned on this site from 1857 until 1883. On 26 February 1898 Lots 3 and 16 Section 18 of the Town of Tamworth were resumed for extensions to the Court House. Lot 3, which fronted Marius Street, had originally been purchased by John Gill, who had acquired almost all of Section 18.³

Further additions to the Court House were tendered for in August 1889 and more additions undertaken in 1900⁴.

A new Lockup and Lockup Keeper's Residence were constructed near the Court House in 1893. These were built as one structure facing Darling Street. Following the construction of a new Court House and Lockup in 1938 the dwelling was used as a police residence. In 1949 it was remodelled to serve as a residence for the Inspector of Police and subsequently the Superintendent of Police. It was converted into offices in 1967.⁵

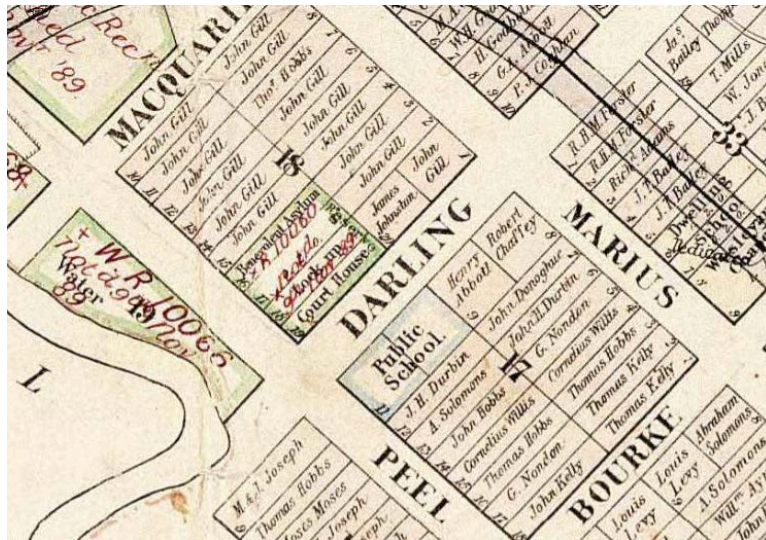
¹ Historical Land Records Viewer. Town of Tamworth 1874 [Online]

² Gill, M., Tamworth's Law and Order p.6

³ Historical Land Records Viewer. Town of Tamworth 1874 [Online]; Historical Land Records Viewer. Town of Tamworth 1891 [Online]

⁴ Gill, M., Tamworth's Law and Order p.7

⁵ Gill, M., Tamworth's Law and Order p.13



Detail from the Plan of the Town of Tamworth County of Inglis 1874 showing the location of the Court House on the corner of Peel and Darling Streets. (Historical Land Records Viewer)



Tamworth Court House taken prior to the construction of a new Caretaker's Cottage in 1898.
(Tamworth Historical Society Archives)

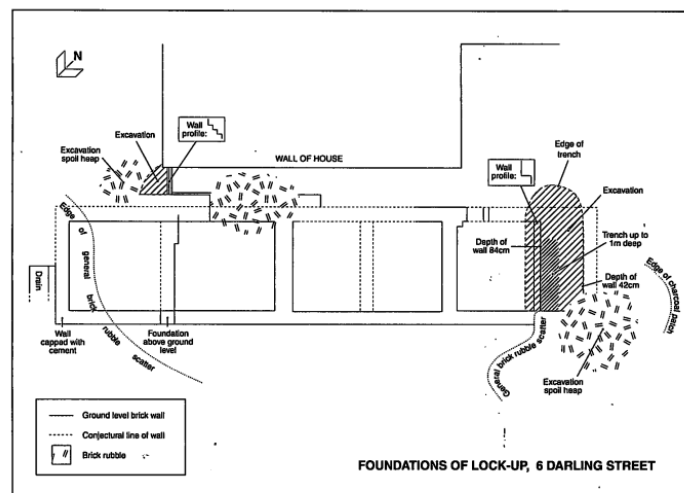
During 1997 "Billabong Clubhouse's steering committee identified the house at 6 Darling Street, which was for sale, as the ideal site to open an International Clubhouse model of Rehabilitation for people recovering from mental illness. This model offers social support, support for education and part time work." In November that year Billabong Clubhouse was granted use of the Police residence at 6 Darling Street for their premises after meeting Paul Whelan, Min for Police at the building, with Tony Windsor. This followed 2 years of Government lobbying and community fund raising by potential users of the Clubhouse and their families." In 1998 the building was modified to serve as a Rehabilitation Centre. These modifications included construction of a large extension at the rear.⁶

⁶ Gill, M., Tamworth's Law and Order p.13; Wakeford, J. 2022. Timeline for 4 Darling Street – when owned by Billabong Clubhouse.

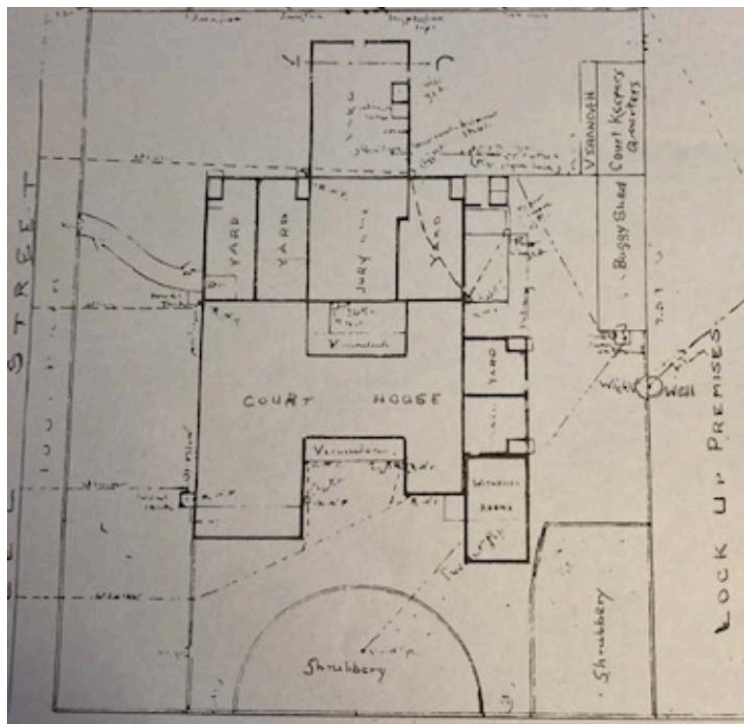


Lockup Keeper's Residence & Lockup constructed at what is now 6 Darling Street in 1893. The Lockup is visible behind the residence. (Tamworth Historical Society Archives)

A floor plan of the 1893 Lockup located at 6 Darling Street. This plan was prepared by Heather Burke as part of an archaeological assessment of the property. (Tamworth Regional Council)



Historical Archaeological Assessment, 6 Darling Street, Tamworth, NSW



Part of an 1890s plan of the Tamworth Court House. A Buggy Shed and Court Keeper's Quarters are identified in the top right-hand corner. The shrubbery in the bottom right-hand corner is located at the Darling Street end of what is now 4 Darling Street. (Joan Wakeford)

Plans of the Court House prepared in the mid 1890s show a Buggy Shed and Court Keeper's Quarters located in the north-eastern corner of the court precinct. It is understood that the Court Keeper's quarters were unsuitable as quarters and unfit to house a family. There was intense community agitation to erect a dwelling more suitable for the Court Keeper.⁷

In 1898 tenders were called for the erection of a new Court House caretaker's cottage on land located between the Court House and Lockup keeper's residence. This site had contained a stables and a residence described as "unhealthy". A tender for construction of the "Caretakers Cottage &c" was awarded by the Government Architect's Office to J.E. White of Tamworth on 13 September 1898 at a price of £491/6/-. According to Green and Newman, construction was completed on 16 September 1898 at a cost of £493. It can only be assumed that formal gazettal of the construction contract had been delayed for some months after the contracts had been let. This is not an unusual occurrence.⁸

This residence was constructed east of the Court House jury room and jurors' exercise yard, fronting what is now 4 Darling Street. It was used in its intended role until court functions were relocated to Fitzroy Street in 1938. Around 1939 it became the residence of the Police Citizens Boys' Club Supervisor.⁹

A community resource

In 1948 the parts of Lots 17, 18 and 19 Section 18 fronting Peel Street were subdivided to form Lot 21. This lot was allocated to the Federation of N.S.W. Police Citizens Boys Clubs¹⁰. This local group was affiliated with the Federation of N.S.W. Police Citizens Boys' Clubs on 27 September 1937. In 1939 the Police Boys Club executive were granted licence to use the main court room, jury room, Judge's and Magistrate's rooms and yard. Club activities included a brass band, a choir, Model Railway Club, boxing wrestling, judo, rifle shooting, gymnastics and sports. According to Green and Newman:

The club was gradually able to occupy more of the Darling Street building after the activities of the Court House were transferred to Marius Street (AB-266). ... The Bench of the Court Room became the club's stage and the Dock marked the entrance to the kitchen. A television room was later set up where the prisoners' exercise yard had been. In the very early days, wire security meshing was still in position above the yard.¹¹

The former Court House Caretaker's Residence was let to William and Eileen Surtees in 1951. The couple raised their one son and two daughters in the house. William (Bill) was a teacher who taught at East Tamworth, West Tamworth and South Tamworth Primary Schools. In 1966 William was recognised as the inaugural Apex Citizen of the Year for his services to the community. He also held life memberships of the Tamworth Ambulance Service and Peel Schools Rugby League Carnival. He also played leading roles in the Tamworth Dramatic Society, Arts Council and Eisteddfods, and was a member of Rotary, Legacy and the Road Safety Council. William had been in the Army Signals Corps during the Second World War and retained a strong interest in radios and radio technology throughout his life. According to his son Ron, William used one bedroom in the house, then later a shed in the backyard, as a workshop for his hobby. Eileen Surtees volunteered Police Citizens Boys Club and Band, sewing uniforms for members. She was designated a room in the Police Citizens Boys Club as a sewing space. In 1993 Ron Surtees was awarded Citizen of the Year for his services to sports, including water polo and rugby league.¹²

On 18 August 1980 the Tamworth Women & Children's Refuge relocated to 4 Darling Street. The Women and Children's Refuge, the first such organisation established in the New England, had been formed in March 1978 as an initiative of the Tamworth District Social Services Council. The refuge was part of a ground-breaking-movement to assist women and children living in abusive or controlling relationships. On its establishment the

⁷ Pers Comm Joan Wakeford 17 August 2022

⁸ New South Wales Government Gazette Tuesday 13 September 1898 (Issue No.804) p.7329; Green, L. & Newman, W.2003. Chronological History of Tamworth. T127 Caretaker's Cottage; Wakeford, J., 2022. Creating a Law and Order Precinct, Darling Street, Tamworth p.22

⁹ Wakeford, J., 2022. Creating a Law and Order Precinct, Darling Street, Tamworth p.23

¹⁰ Historical Land Records Viewer. Town of Tamworth 1874 [Online]

¹¹ Green, L. & Newman, W.2003. Chronological History of Tamworth. AB217 Tamworth Police Boys' Club; Wakeford, J., 2022. Creating a Law and Order Precinct, Darling Street, Tamworth p.42

¹² Wakeford, J., 2022. Creating a Law and Order Precinct, Darling Street, Tamworth p.23; Green, L. & Newman, W.2003. Chronological History of Tamworth. AP7 The Surtees Family; Pers Comm Joan Wakeford 30 August 2022

refuge had operated in a house at 60 Napier Street, which was loaned by Mr & Mrs Webster. This building appears to have had a number of issues, including a leaking roof.¹³

The house at 60 Napier Street was sold during the first six months of 1980 and a new location was sought for the refuge. 4 Darling Street was identified as a suitable location. In her history of the Women and Children's Refuge Vanessa Simmons noted that this house " , which was listed as a heritage building, was administered by the Department of Public Works and the Refuge had only to pay a "peppercorn" rent of \$1 per year". During its first year in the building the refuge received funding for extensions including four bedrooms, a new kitchen, lounge room, two bathrooms a laundry and office/staff bedroom. The shed at the rear of the property was converted into a playroom.¹⁴



The rear of the cottage during the Billabong Clubhouse restoration for Crittenden Cottage in 2002. (Courtesy Joan Wakeford)



The shed at the rear of the cottage photographed in 2002 before demolition of the unstable brick wall. The attached remnants of double brick side walls were those of the former Court House Caretaker's Quarters. (Courtesy Joan Wakeford)

The Darling Street building served this purpose for 12 years but by the early 1900s repair and maintenance of the cottage had become problematic. The organisation lobbied government to assist in finding purpose-built premises. A Department of Housing block was made available in South Tamworth and in 1992 the refuge relocated to new premises on this site that were designed by Tamworth architect John Carr.¹⁵

In 1997 the Mental Health Support Group of Tamworth and District was operating as Billabong Clubhouse from the former Lockup Keeper's residence at 6 Darling Street. Billabong Clubhouse was assisting clients from across the New South Wales Northwest. The organisation saw a need to provide affordable accommodation for these clients and identified the cottage at 4 Darling Street as ideal for this. After lobbying on this matter, 4 Darling Street was offered for sale in a Crown Land Auction set down for 14 April 2000.

The cottage was subsequently purchased by Billabong Clubhouse. A bequest of \$100,000 provided by Robert Crittenden, a wool classer from Moree, made this purchase possible. Robert had heard a radio interview on plans for the Health Support Group's Billabong Clubhouse and subsequently willed his estate to this cause. The house was named Crittenden Cottage in his honour.

When acquired by Billabong Clubhouse, the cottage was in poor condition and extensive repairs were required. Among other things, Billabong Clubhouse volunteers replaced the verandah floorboards, restored the original timber windows, restored the kitchen fireplace and hearth, treated the internal floors and repainted walls. Electrical, plumbing and stormwater services were renewed, and the bathrooms were updated. Local service clubs, businesses and trades supplied fittings and furnishings for the property.¹⁶

Restoration of the property was funded by a substantial community effort, including fundraising Jazz Concerts organised by Billabong Clubhouse carer John Muller, donations by the Rotary and Lions Clubs, charity bike

¹³ Simmons, V., 1999 Tamworth Women & Children's Refuge 21 years. pp.5, 7

¹⁴ Simmons, V., 1999 Tamworth Women & Children's Refuge 21 years. pp.12-13

¹⁵ Green, L. & Newman, W.2003. Chronological History of Tamworth. AAQ182 Women's and Children's Refuge; Simmons, V., 1999 Tamworth Women & Children's Refuge 21 years. pp.14-15

¹⁶ Wakeford, J., 2022. Creating a Law and Order Precinct, Darling Street, Tamworth p.23; "Labour of Love" Tamworth Times 22 May 2002 pp1,3; Wakeford, J. 2022. Timeline for 4 Darling Street – when owned by Billabong Clubhouse.

rides and a special Race Day at Tamworth Racecourse. When works had been completed, Crittenden Cottage functioned as affordable accommodation for people accessing mental health rehabilitation services and crisis care. Two front rooms were set aside as meeting rooms. Joan Wakeford noted that: "... thousands of people over 20 years have benefitted from this comfortable, homely, welcoming cottage, marking a time when community action helped to improve MH services in Tamworth and the North-West." Volunteers John Muller, Peter Wakeford and Joan Wakeford each received an OAM for their efforts in the development of community-based mental health services and the restoration of 4 Darling Street.¹⁷

Volunteer Bob Tait working on the kitchen fireplace during repair works undertaken in 2002 after 4 Darling Street was acquired by the Mental Health Support Group of Tamworth and District. (Courtesy Joan Wakeford)



The introduction of the National Disability Insurance Scheme (NDIS) from 2013 reduced the need for accommodation at 4 Darling Street by providing psychosocial support for people with mental health problems where they live. In subsequent years the cost of ongoing maintenance and requirement for workers to manage accommodation placed stresses on the resources of Billabong Clubhouse. According to Joan Wakeford, government funding was never available for accommodation and Billabong Clubhouse struggled from the beginning to get funding for its staff. Faced with a range of organisational dilemmas, Billabong Clubhouse resolved to sell 4 Darling Street in 2021.¹⁸

Despite its separation from the Billabong Clubhouse 4 Darling Street (Crittenden Cottage) continues to be highly valued by former clients of the rehabilitation service and members of Billabong Clubhouse.¹⁹

¹⁷ Wakeford, J. 2022. Timeline for 4 Darling Street – when owned by Billabong Clubhouse; Pers Comm Joan Wakeford 23.8.2022

¹⁸ Wakeford, J. 2022. Timeline for 4 Darling Street – when owned by Billabong Clubhouse.

¹⁹ Letters from Billabong members

Physical evidence

The dwelling located at 4 Darling Street Tamworth is a relatively unremarkable double-fronted late Victorian era cottage with some features of the Federation Arts and Crafts style. The original section of the cottage was constructed in face brick laid in stretcher pattern. The gable roof is clad in corrugated galvanised iron. The gable end of the frontage features a wooden vent and pebbledash band. The chimneys were also rendered in pebbledash. The front verandah structure features plain joinery with solid brackets.

The cottage was constructed with three bedrooms. An additional four bedrooms were added at the rear of the building in 1980. Most of this extension was constructed in face brick to match the materials of the original. Two sections of the extension were clad in clapboard cladding.

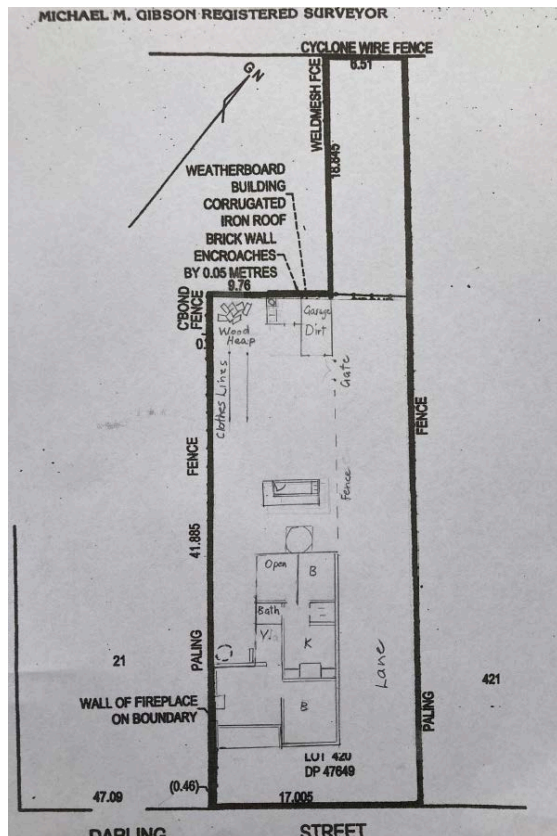
The cottage and its outbuildings appear to be well maintained and generally sound. The cottage also appears to have a high degree of integrity.



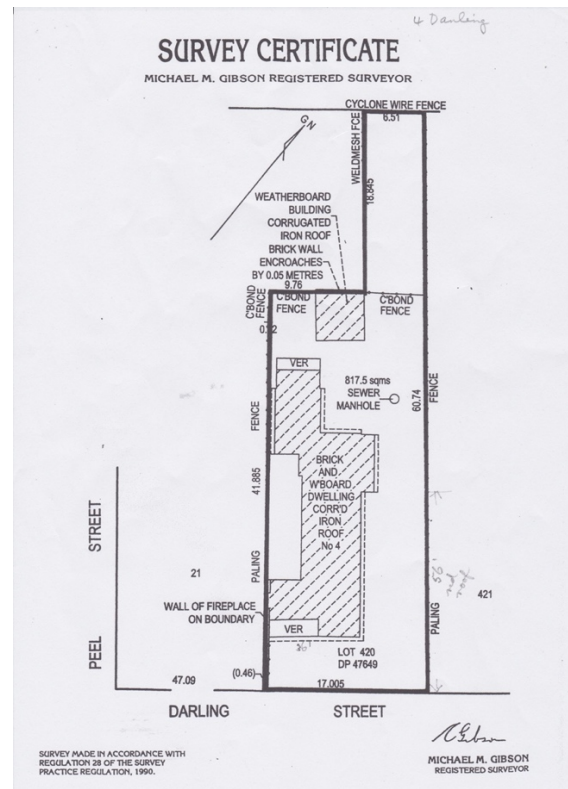
The Darling Street frontage of the cottage showing the simple verandah decoration. (Ray Christison 10.8.22)

The Darling Street frontage of the cottage (right) showing the simple verandah decoration. (Ray Christison 10.8.22)





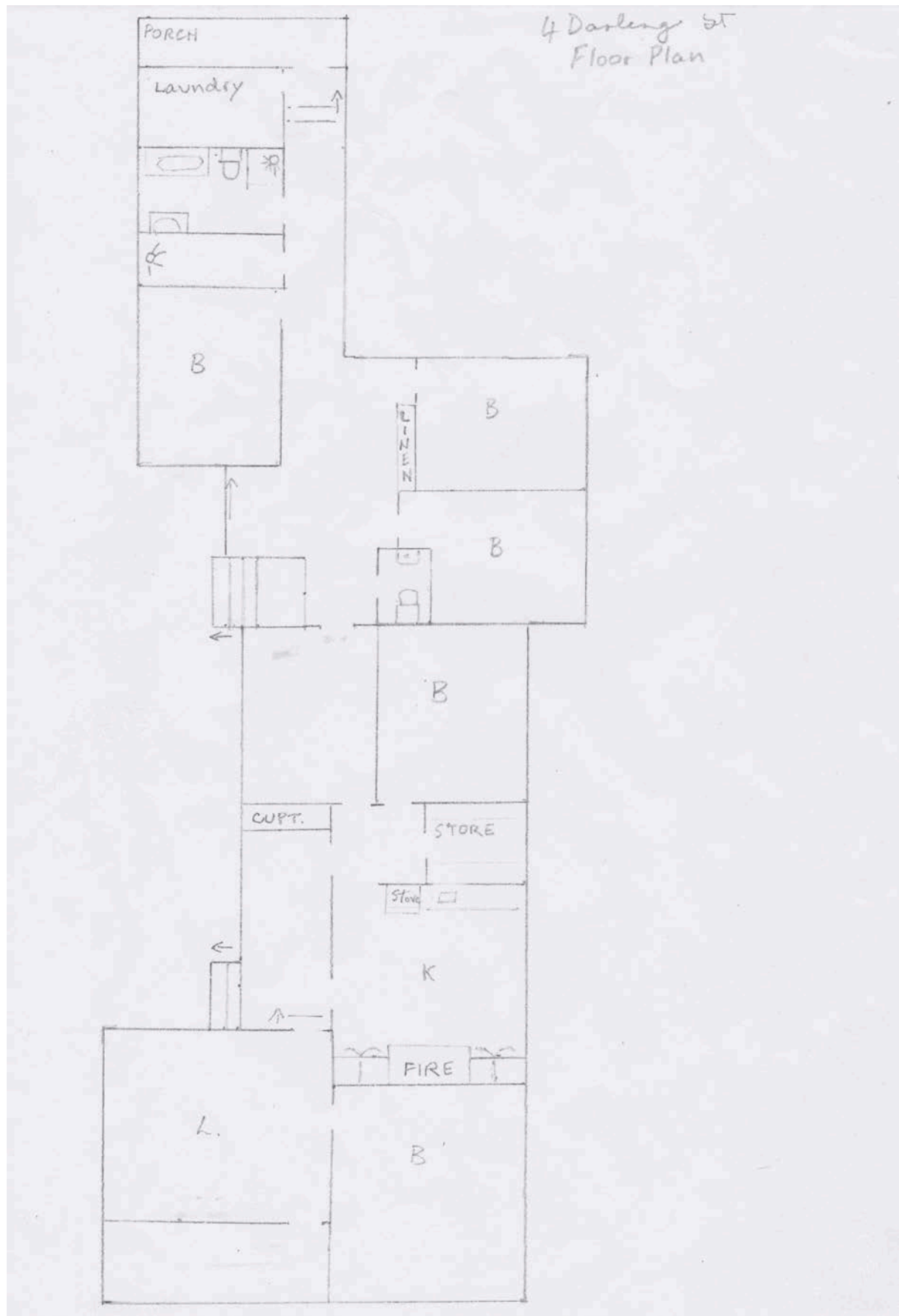
A 1952 Survey Certificate of Lot 420 DP 47649.



Survey Certificate of Lot 420 DP 47649 showing the outline of the cottage following the 1980 extension.



Photograph of the northern side of the building showing the junction between the original cottage and the 1980 extension. There is a noticeable difference in the roof colour and this part of the extension is clad in clapboard. (Ray Christison 10.8.2022)



Floor Plan of 4 Darling Street 2022. (Joan Wakeford)



Vent detail on the northern wall of the original cottage showing wall & floor vents. The crown in the lower (sub-floor) vent indicates the government origins of the building. (Jennifer Christison 10.8.2022)



The 1980 extension to the cottage. This was done quite sympathetically. (Ray Christison 10.8.2022)



View south along Lot 420 DP 47649. The new building on behind the fence sits on the location of a Buggy Shed and the original Court Keeper's Quarters. (Ray Christison 10.8.2022)



A shed renovated at the rear of the cottage. This was originally a dirt-floored section of the Buggy House. (Ray Christison 10.8.2022)



A small brick-paved courtyard on the western side of the 1980 extension. (Joan Wakeford)

Assessment of Cultural Significance

Statement of significance

NSW Heritage Assessment Criteria

Criterion (a)	An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).
Criterion (b)	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 (or the cultural or natural history of the local area).
Criterion (c)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).
Criterion (d)	An item has a strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.
Criterion (e)	An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).
Criterion (f)	An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).
Criterion (g)	An item is important in demonstrating the principal characteristics of a class of NSW's <ul style="list-style-type: none"> • Cultural or natural places; or • Cultural or natural environments (or a class of the local area's <ul style="list-style-type: none"> • Cultural or natural places; or • Cultural or natural environments.)

Cultural Heritage Significance

NSW Heritage Assessment Criterion	Significance	Reasons
Historical significance Criterion (a)	Local	The cottage located at 4 Darling Street is one element of the development of a justice precinct on the corner of Peel and Darling Streets in the 19 th century. It was the last building constructed in this precinct. During the late 20 th century and early 21 st century the cottage was used to support the work of the Police & Citizens Boys Club, Tamworth Women & Children's Refuge and the Mental Health Support Group of Tamworth and District.
Historical association significance Criterion (b)	Local	The building has associations with the work of the Police & Citizens Boys Club, Tamworth Women & Children's Refuge and the Mental Health Support Group of Tamworth and District. The house was also the home of the Surtees family between 1951 and 1980. William Surtees and his son Ronald were each recognised as Tamworth Citizen of the Year for their services to the community.
Aesthetic significance Criterion (c)	Local	The cottage is a modest example of the Federation Arts and Crafts style with a sympathetic rear extension.
Social significance Criterion (d)	Local	The cottage and outbuilding have supported a number of significant community service activities. The cottage is valued as a former adjunct to the Police Citizens Boys Club from the 1930s and was subsequently the home of two winners of Tamworth Citizen of the Year. During the 1980s it was home to Tamworth's community-based women & children's refuge. From 2002, following community-led restoration and naming as Crittenden Cottage, it served as affordable accommodation for people accessing mental health rehabilitation services available through Billabong Clubhouse.
Technical/	-	-

NSW Heritage Assessment Criterion	Significance	Reasons
Research significance Criterion (e)		
Rarity Criterion (f)	-	-
Representativeness Criterion (g)	Local	4 Darling Street is an excellent example of a redundant government building adapted for community use. Following the relocation of court functions to Fitzroy Street in the 1930s, the cottage hosted the Police Citizens Boys Club Superintendent, a women and children's refuge and mental health rehabilitation services.
Integrity Criterion (h)	The cottage appears to have a high to moderate degree of integrity.	

Summary Statement of Significance

The significance of 4 Darling Street is summarised as follows:

The cottage located at 4 Darling Street has local historical, historical association and social significance, and representativeness. It is one element of the development of a justice precinct on the corner of Peel and Darling Streets in the 19th century and was the last building constructed in this precinct. During the late 20th century and early 21st century the cottage was used to support the work of the Police & Citizens Boys Club, Tamworth Women & Children's Refuge and the Mental Health Support Group of Tamworth and District. It has associations with the work of these organisations. The house was also the home of the Surtees family between 1951 and 1980. William Surtees and his son Ronald were each recognised as Tamworth Citizen of the Year for their services to the community. The cottage is a modest example of the Federation Arts and Crafts style with a sympathetic rear extension. The cottage and outbuilding was valued as a former adjunct to the Police Citizens Boys Club from the 1930s and was subsequently the home of two winners of Tamworth Citizen of the Year. During the 1980s it was home to Tamworth's community-based women & children's refuge. From 2002, following community-led restoration and naming as Crittenden Cottage, it served as affordable accommodation for people accessing mental health rehabilitation services available through Billabong Clubhouse. The cottage appears to have a high to moderate degree of integrity.

Gradings of significance

The grading of significance of the major elements of the property has been assessed in accordance with its integrity, interpretations of its relationship to the identified historic themes, and its relationship with other features. Gradings of significance have been assessed using NSW Heritage Office criteria contained in the NSW Heritage Manual update Assessing Heritage Significance. According to this publication;

Different components of a place make a different relative contribution to its heritage value. Loss of integrity or condition may diminish significance²⁰.

Gradings of significance reflect the relative contribution of an item or its components to the significance of the whole. The NSW Heritage Manual update Assessing Heritage Significance identifies gradings of significance as follows:

Gradings of Significance

Grading	Justification	Status
Exceptional	Rare or outstanding item of local or State significance. High degree of intactness.	Fulfils criteria for local or State listing.

²⁰ NSW Heritage Office, 2001. Assessing heritage significance. p.11

	Item can be interpreted relatively easily.	
High	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfil criteria for local or State listing.
Moderate	Altered or modified elements. Elements with little heritage value, but which will contribute to the overall significance of the item.	Fulfil criteria for local or State listing.
Little	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or State listing.
Intrusive	Damaging to the item's heritage significance.	Does not fulfil criteria for local or State listing.

Gradings of significance of the elements of 4 Darling Street, Tamworth have been determined in accordance with the following criteria:

- Original elements are generally regarded to have an exceptional or high grading of significance depending on condition and integrity.
- Gradings of significance of elements that have been compromised by ongoing modifications, storm damage, weathering or vandalism have been allocated according to the condition and integrity of each element.
- More recent elements or elements that have been heavily compromised have been identified as having little significance.

Cottage 4 Darling Street, Tamworth	Grading of Significance				
	Exceptional	High	Moderate	Little	Intrusive
1898 Cottage					
Footings		X			
Brick structure		X			
Cast metal vents		X			
External timber joinery, including verandah structure		X			
Roof structure		X			
Roof cladding			X		
Internal fittings			X		
Electrical services & fittings				X	
Plumbing services & fittings				X	
1980 Cottage extension					
Footings		X			
Brick structure		X			
Timber structure elements		X			
Clapboard cladding		X			
External timber joinery		X			
Roof structure		X			
Roof cladding			X		
Internal fittings			X		
Electrical services & fittings				X	
Plumbing services & fittings				X	
Weatherboard clad shed					
Shed structure		X			
Clapboard cladding		X			

Cottage 4 Darling Street, Tamworth	Grading of Significance				
	Exceptional	High	Moderate	Little	Intrusive
External timber joinery		X			
Electrical services & fittings				X	

Archaeological potential

An archaeological study of 6 Darling Street (Lot 421 DP 47649) was undertaken by Historical Archaeologist Heather Burke in 2000 as part of monitoring of excavations of the former Lockup building located on that site. Archaeological monitoring of excavations on this site uncovered a relatively small number of artefacts linked to domestic activity and building construction/repair. The quantity, type and deposition of these items was insufficient to inform research questions regarding the former use of the site.

Early plans of the former Court House clearly that 4 Darling Street (Lot 420 DP 47649) indicate that this block contained the following features:

- A Shubbery located at the Darling Street frontage,
- A Buggy Shed and Court House Keeper's residence located at the rear of the block. The wooden shed at the northern end of the property is a surviving remnant of this structure.

Based on these plans, and the history of the property it is expected that relics (as defined by Section 139 of the Heritage Act 1977) may be present in the narrow strip at the western end of the property. The Heritage Act defines a relic as follows:

"relic" means any deposit, artefact, object or material evidence that:

- (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and*
- (b) is of State or local heritage significance.*

It is unlikely that significant sub-floor deposits will be located under the 1898 cottage. The introduction of tongue and groove flooring in the 1880s virtually eliminated the potential for items to "fall between the cracks". Sub-floor assemblages "are predicted not to occur in houses dating after the 1880s".

The archaeological potential of the property is considered to be as follows:

- Moderate Archaeological Potential – The area beneath the wooden shed.
- Low Archaeological Potential – The area beneath and around the cottage.

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