

Community Based Heritage Study – The Orange Local Government Area



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NSW Heritage
Branch

Cover Illustrations:

<i>Duntryleague, Woodward Street, Calare</i>	<i>St Joseph's Catholic Church, 71-85 Byng Street</i>	<i>Clifton Grove - two level outbuilding, Clifton Grove</i>
<i>Art Deco 'Crossman' House, East Orange</i>		<i>Hibernian Australasian Catholic Benefit Society Hall, 87 Hill Street</i>
<i>Dwelling, 135 Edward Street, Glenroi</i>	<i>Wentworth Mine site, Lucknow</i>	<i>Bandstand, Cook Park, Summer Street</i>
<i>Platform, Orange Railway Station, 150 Peisley Street</i>	<i>Gosling Creek Railway Bridge, Huntley Road, Huntley</i>	<i>Duration Cottage, 4 Brunswick Street, Glenroi</i>

Orange City Council

The Community based Heritage Study – the Orange Local Government Area

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1.0 Introduction: The Heritage Study

This Heritage Study has investigated the historical context of the local Government area of Orange City Council, and has identified items and areas of heritage significance associated with the area. Every attempt has been made to review the previous heritage studies, the existing heritage lists maintained by various state agencies and the geography of the Council area.

The Review presents a schedule of items nominated as having Heritage Significance, and makes recommendations regarding conservation management issues for the Local Environment Plan (LEP).

Continuation of the standard Heritage services currently offered by Council are recommended for provision to ratepayers, including Heritage advice, a Heritage Committee and Funding for Projects, which would further support the statutory listings and LEP objectives in relation to heritage. Subsidies are available from The Heritage Office for such matters.

The Orange City Heritage Review provides information to support:

- the community's sense of identity - of its beginning, its present, its future and its potential;
- the future management of heritage items and places;
- education programs which help make the community's heritage assets better known, understood and appreciated;
- volunteer participation in museums, committees, projects and local history;
- heritage tourism strategies; and
- the community's sense of ownership of its heritage assets.

The Review results in a report comprising:

- a review of the historical analysis of the area, community and organisations, generally by using the State historic themes;
- investigative research and extensive field work;
- an analysis of significance for items identified during the study;
- inventory sheets for significant items;
- recommendations for conservation areas; and
- management and promotional recommendations.

The important future management tool relating to Heritage, will be the Orange Heritage Inventory, which is a computer based database maintained by Council. The data may be added to as new places are nominated and assessed, may be altered to keep pace with adaptive re-use of places and complemented with historical research prepared by owners and the Historical Society.

2.0 The Brief

Orange City Council appointed David Scobie Architects as Consultant in 2010. The project brief was to complete a review of the heritage items and thematic history. This brief is generally in accordance with the guidelines provided by the NSW Department of Planning, Heritage Office.

The current Thematic History was prepared by Historian Nicole Secomb, and is based on the previous Thematic History, provided by Professor Ian Jack as part of the 1986 Heritage Study. Nicole has undertaken a review of existing local histories and research, and revised the previous thematic history to set the base for ensuring that all aspects of the history, and more recent significant events, are considered and included in the review. The Community provided extraordinary assistance, in terms of research, information and reviewing aspects of local history.

Unusual aspects of the Orange City history include:

- the number of conservation areas with substantial houses, important parks and gardens;
- the early orchard industry;
- migration heritage;
- mining; and
- the early dominance of Orange City as a major urban centre.

The key changes in the last quarter century have been the growth of the urban area, the decline of traditional industries and activities, such as orcharding and saleyards, and the growth of new economic opportunities, such as University and tertiary education, Medical care, Tourism events, Viticulture, and the Cadia Mine.

The Brief did not require documentation of indigenous sites or culture, as there is a separate study underway with this as an objective.

3.0 The Process

The following steps are an outline of the Review Process and are in accordance with procedures established by the NSW Heritage Office.

3.1 The Heritage Study Process

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| <ol style="list-style-type: none">1. Initiation Meeting2. Document review3. Department of Planning, Heritage Office contact for database review4. Review and revise the earlier Thematic History5. Review, identify gaps and revise Heritage items.6. Attend community workshops7. Conduct site visits8. Revise Heritage Inventory including significance assessments.9. Review and revise Conservation recommendations.10. Prepare a submission of a Draft Report to Council.11. The draft inventory and recommendations are presented as Draft to a Briefing session of Orange City Councillors.12. Respond to issues raised and amend as required13. Public exhibition and consultation process14. Amend the Inventory and Guidelines accordingly15. Council staff report to Council16. Amend as required |
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Council advertised for expressions of interest from the public and formed a Heritage Study Working Party. The Group was chaired by Cr. Neil Jones and the Inception meeting was held on 14th October, 2010. An additional meeting was also held with the Orange and District Historical Society at their premises.

The Agenda covered an introduction to the history of heritage and the listings concept, the previous studies in Orange, the current study process and an invitation to the community to participate.

Participation for members of the Working Party was discussed and included research, fieldwork and reviews of the history and the study results. A number of members of the Working Party volunteered to contribute to the range of opportunities. Of special interest for the study, were those members of the Party who had a particular interest, knowledge or experience in aspects of local history such as the railway, orcharding, health, subdivisions, agriculture and industry.

Community workshops were conducted on Thursday 28th October, 2010 in the morning at Mortimer's Winery, in the afternoon at Lucknow in the Hall and in the Orange Theatre in the evening.

The second set of community workshops were held on Friday 29th October, 2010, in the morning at the Hall in Spring Hill, at noon at Springside in the School Hall and at Clifton Grove in the afternoon.

The agenda for the workshops covered an introduction to the history of heritage and the listings concept, the study process and an invitation to the community to participate.

Nicole Secomb also visited Orange on a number of occasions and met the members of the Historical Society and staff at the Orange City Library.

The second formal Meeting of the Heritage Study Working Party was held on the 10th December. The key issues discussed included the draft list of places, progress on the Thematic History and contributions from members of the Working Party who had completed fieldwork and research.

The third formal Meeting of the Heritage Study Working Party was held on the 11th February, 2011. The key issues discussed included progress on the site visits and comments on the draft Thematic History.

The fourth formal Meeting of the Heritage Study Working Party was held on the 14th June, 2011. The key issues discussed were the revised versions of the Heritage Inventory and the Thematic History. A working electronic version of the Inventory was demonstrated. The capacity to amend and add to the information was discussed with several Members of the Working Party expressing an interest in assisting with this process in the future.

A presentation was provided to a meeting of Councillors in accordance with the Brief.

Council advertised the Draft version of the Heritage Study and copies of the property nomination forms were sent to all owners requesting their comment and assistance. Standard literature provided by the NSW Heritage Office was included with the property nomination forms.

Detailed responses were received from a wide range of property owners in relation to the impacts of the various types of listing upon their properties. A small number of property owners offered additional historical information to add clarity and valuable research to the buildings and places.

It was clear from many submissions that the differences between a property being listed as a heritage item and a property being included within a Conservation Area were not well understood. Formal responses were then provided to ensure that the distinction was clear.

There appeared to be minimal appreciation of the benefits of having a heritage listed property in relation to the use of the Incentives clauses for deriving a benefit when developing in order that the heritage property could be enhanced, restored or conserved. Formal responses were then provided to ensure that the opportunities were clear.

Public Meetings were held in Orange on 21st September, in order that the public could supplement their written submissions with further detail and ask questions.

All submissions were provided with a detailed response including amended property nomination forms.

Detailed guidelines were developed for Council as further measures to assist in supporting appropriate development and conservation activity.

Recommendations were offered and discussed for refining the boundaries to the existing and the proposed Conservation Areas.

3.2 The Heritage Study Responses

- The NSW Heritage Office provided the Inventory, which included the existing listed LEP heritage items and the heritage items listed by State Agencies;
- Council provided copies of previous Reports and Records related to the 1986 Heritage Study and the Lucknow Study;
- Nicole Secomb, Historian, reviewed and revised the original Thematic History. The Working Group and Historical Society made a considerable contribution to the details through research, mapping and previous records including the provision of oral histories and newspaper references;
- Council records were not substantial in relation to records relating to existing heritage items, potential heritage items or review carried out by successive heritage advisors;
- No archival records of demolished or altered properties were identified within Council records;
- The Local branch of the National Trust were unable to provide substantial records or histories of properties regarded as historically significant by the Trust;
- Key gaps in the heritage listings were identified through cross referencing the History as places representing the influence of Orchardring, Saleyards, the Railway, Migration, the Development Corporation, Health, Commerce and Education;
- Community workshops were useful in identifying members of the community with three broad types of interest:
 - those keen to research and record local history particularly the narrative, the social aspects and the origins;
 - those keen to record places, locations and structures; and
 - those keen to ensure that heritage did not interfere with development and change.
- In reviewing the previous listings, the surprising aspect was how often the recommendations prescribed with the 1986 Study for a place, had been carried out and adopted, either in whole or in part:
 - Heritage colour schemes were the most commonly noted positive change in relation to residential properties;
 - The reinstatement of missing elements from buildings and sites ranked second in relation to the Conservation Area places. Works have often been substantial and included replacement verandahs, the removal of poorly constructed additions or infills and the provision of front boundary fences;
 - Away from the central area, many cottages and farmhouses have been provided with new life, usually at the hands of new owners who have retained the original distinctive elements while providing contemporary facilities and amenities;

- In the public spaces, Council has implemented a range of site interpretation devices in a number of locations including Lucknow, Spring Hill and the Dairy flat area.
- In relation to the Conservation of places of Heritage significance, there is a need to ensure that future property records are capable of being updated. This applies both to the adaptation of Heritage places and to the Archival Recording of places which are dramatically altered or demolished. New procedures have been identified for both these requirements – utilise the Heritage Inventory to maintain these records and develop a consistent policy of conditioning archival records for demolished properties and heritage impact statements for works to significant properties, ensuring that these records are publicly available preferably in the local studies section of the Library.
- In relation to engaging the Community, a number of new tasks have been identified which could be carried out through the Heritage Committee with the assistance of the Historical Society and Volunteers. These tasks would augment the foundation provided by the new Heritage database and would develop the research for future heritage tourism projects. These tasks are comparable with those identified by the NSW Heritage Office in the advice to Councils regarding the 3 year Heritage Strategy and may include the following:
 - *prepare and monitor a heritage policy*
 - *provide advice to council on local heritage management*
 - *raise community awareness of heritage conservation via publications, seminars, public displays and annual heritage awards*
 - *make recommendations on the collection and recording of local heritage material or artefacts*
 - *compile a register of local heritage suppliers and heritage consultants*
 - *make recommendations on the nomination and deletion of items in the heritage schedule of council's local environmental plan*
 - *supervise funding submissions to other agencies, including heritage grants from the NSW Heritage Incentives Program*
 - *Comment on specific development applications before council.*

It is appreciated that the responsibilities for Heritage within Council are covered by two Departments: Development Services and Enterprise Services and this may require additional clarity to ensure that all tasks are clearly defined and accounted for. This is not viewed by the Consultant as a constraint but as an opportunity. There is good evidence from experience and from the NSW Heritage Office that many Councils perform well on the Town Planning and Development matters given that is the most common Department with the carriage of Heritage matters.

However they perform less well on the matters which require a pro-active stance where the aims are to raise community awareness, promote Main Street programmes educational programmes, heritage tourism and sustainable development. Orange City Council has an enviable opportunity having the Enterprise Services Department with a track record and capacity to meet these specific heritage objectives.

Based upon the above standard schedule, the following new tasks are recommended:

- community awareness: The Heritage Committee to assist in organising heritage oriented events and the heritage dimension within existing successful events;
- public displays: The Heritage Committee to assist in organising interpretation within the area for identified significant sites such as panels, plaques and walks; and
- collection and recording: The Historical Society has an excellent set of resources and enthusiastic volunteers who should be encouraged through the Heritage Committee to contribute to the Heritage Inventory by augmenting the historical information for significant places.
- run main street programmes in Lucknow, and selected streetscapes in the CBD to provide property owners with detailed design advice.
- run an education seminar in conjunction with Bathurst City Council every second year, to illustrate how to maintain and develop heritage buildings.
- comparable with the successful Lucknow heritage trail, develop similar trails for the Conservation Areas and Spring Hill.
- instigate a community project to identify and document the origins of key street names with Orange.
- Support the local Branch of the National Trust and property owners in running an open house tour of significant heritage properties within Orange.
- For additional commentary on these matters refer to Section 15.0 Engaging the Community.

4.0 Orange City Council Listings: A Summary

The Schedule has been prepared after site visits by the Consultant, a review of the documentation provided by Council, assistance from volunteer members of the Council Heritage working party and public nominations.

Every attempt has been made to check the information through available sources. Amendments have been made after the public consultation period, when property owners were invited to submit their comments.

The places identified have satisfied the criteria established by the NSW Heritage Office. The criteria are utilised throughout NSW by Local Councils and State Government and in modified formats around Australia for similar studies and statutory protection.

The Review has ensured, as far as possible, that sites were not overlooked or discounted due to location, ownership or condition. It is appreciated that some sites will be 'discovered' in the future and these will be subject to testing against the criteria and may go forward to Council with a recommendation for listing.

Where the information has been adopted from previous Studies and from other organisations, these sources are credited.

The information is complete in so far as the constraints of resources and time would permit.

The information provided on the nomination forms should be seen as a starting point and the foundation for future research and study, in particular fields such as changes in property ownership and occupation, the identities of Architects and Builders and evolving rural land use practices.

The objectives have included a survey of places, a degree of historical research largely through the efforts of volunteers from the Historical Society, an assessment of significance against the standard Heritage Office Criteria and the production of a Statement of Significance. Current high quality digital photographs are included for all places located during the Review.

The level of information should enable Council and the community to monitor and guide changes to significant places, to assist property owners with restoration, conservation and adaptation of buildings ***and to prevent the loss of significant heritage items and character.***

As an inter-active database, the Inventory should also provide a useful tool to further enhance the heritage tourism potential of the City through the development of tours, walks, interpretation and events.

5.0 The Review

5.1 Completed tasks

A total of 1,151 places are identified in the study, and this number includes 667 places previously itemised in the 1986 Orange Heritage Study. An additional 484 properties were identified during site visits and properties nominated by the public.

All of the 1,151 places have been recorded on the Heritage Inventory database and assessed for their heritage significance.

Sites that were accessible have been photographed, and these photos form an integral part of the Inventory.

All sites have been provided with physical descriptions, histories, where available and assessments noted against the criteria.

A total of 355 properties are recommended for Heritage listing on the LEP, as they meet at least one and in most cases two of the standard assessment criteria. The total includes 105 places on the current LEP and 250 places

assessed as having a level of significance which warrants them also being listed on the LEP.

5.2 Recommendations for Listed properties

The following recommendations are the standard schedule of options within the Heritage Inventory:

- Recommended for listing;
- No further action;
- Consult owner;
- Provide statement of heritage impact;
- Provide Conservation Management Plan;
- Provide schedule of maintenance works;
- Provide Archival record.

The majority of properties have been provided with a recommendation to consult the property owner, regardless of whether the property is nominated for listing:

- This makes the process transparent;
- Consultation generally improves the chances of a good conservation outcome;
- Some owners will volunteer histories which will improve the inventory

For properties which are important, but not at a level to warrant listing, recommendations are made for Provision of a Statement of Heritage Impact and Preparation of an Archival record. As the new Heritage Inventory is electronic and easily interrogated, Planning and Building staff will be able to review, print off or send Inventory listings electronically to property owners and potential purchasers for their consideration.

This strategy ensures Council observes Clause 79C of the Environmental Planning & Assessment Act, 1979, in relation to Heritage, and encourages owners of significant properties to consider conservation as an alternative to demolition. Should this fail, then an Archival record is required as a Condition of Consent prior to demolition. An Archival Record should comprise the following:

- a photographic record of the building, setting and interiors;
- a set of measured drawings; and
- a history of the site.

The general description of archival requirements is provided by the NSW Heritage Office. It is recommended that Archival Records are provided as a duplicate and one copy stored in the Property Records system maintained by Council and the second in the Local Studies collection of the Library. This has not been the practice to date and the consultant is not aware of any archival records related to those items listed in Section 8.0 as having been demolished since the 1986 Study.

Where Council rejects a Recommendation from the Review for a listing of a site as a Heritage Item, then these two Recommendations can remain, in order that the Heritage significance is protected and conserved, and, in these cases, recorded for posterity under a demolition scenario.

5.3 Conservation Areas

Heritage Conservation Areas generally have a high concentration of significant buildings, predominantly of local significance, and places, such as parks, gardens and street trees that give an area its heritage character.

The 1986 Study identified five such locations within Orange. These are:

- Central Orange Conservation Area
- East Orange (Glenroi) Conservation Area
- South East Conservation Area
- Lucknow Conservation Area
- Spring Hill Conservation Area

These precincts meet the criteria for Conservation Areas, and their continued listing is recommended as an appropriate means of identifying and managing their heritage value.

This Review identified an area which also meets the criteria and is recommended as a Conservation Area. The Duration Cottages mark the historic post war period for the construction of houses based on a standard design on a small subdivision of land in the vicinity of the Small Arms Factory (later EMMCO, Email and Electrolux), which had attracted people to the region for the work opportunities.

During the final review and public consultation stage an area in the vicinity of Newman Park was identified as a potential Conservation Area. It had previously been identified by the National Trust.

This Review considered several substantial public submissions relating to Spring Hill and recommended changes to the Spring Hill Conservation Area to more closely reflect the original subdivision with an associated number of additional listings.

Changes to Conservation Area boundaries are recommended where the preference is to include both streetscapes within an area and routing the boundary to rear property lines.

- In summary, there are 5 existing Heritage Conservation Areas. Two changes have been proposed in the Study and notified to the public: The new Duration Cottages HCA and the revised Spring Hill HCA. Further study is recommended of proposed extensions for the north and southern parts of the Central HCA, an extension to the South East (Glenroi) HCA and a new HCA is proposed for the Newman Park area.

6.0 Schedule of Items within the Inventory: not listed on the LEP

From the 1,151 places nominated and assessed within the Study, 796 sites have been identified during the review as having a level of heritage significance, and are included in the Heritage Inventory, but their low level of heritage significance is not sufficient to warrant statutory listing on the forthcoming LEP. From the list of 1,151 places, 667 of these properties were identified in the 1986 Heritage Study; the remainder have been identified during the course of this Review.

In summary, there are 796 places which do not have a level of heritage significance to warrant listing on the LEP, but are worth retaining on the Inventory as a record and in order that the information may be of use and value to their owners.

The purpose and functions of maintaining such an Inventory are as follows:

- to provide records of places which have been assessed;
- to allow for the future upgrading of a place to Listed status should further information be revealed, or conservation works be carried out, to increase the level of significance through an enhanced aesthetic character;
- to allow opportunities for future owners to enhance the significance, through initiating conservation works as part of a Development Application;
- to allow Planning and Council officers to enter details of a property on to the Inventory, when they visit and assess a site or place as having potential heritage significance. The site and Inventory listing would then be referred to the Heritage Officer and Heritage Advisor for further expert assessment

When Development Applications are lodged, or during a Pre-DA consultation, the Inventory should be consulted to check if it is included within the Inventory and if found to be so, the information should be provided to the Applicant for their consideration, as part of the development of an appropriate design. Council, at their discretion, may require the submission of a Heritage Impact Statement, depending upon the level of significance of the existing property, and the impact of the design changes.

7.0 *Schedule of Items recommended for listing on the LEP*

The following 355 places are those sites which have been identified during the review as meeting the criteria for listing as Heritage Items. These properties are recommended for inclusion in the Heritage Inventory, and as the Schedule of Heritage items within Amendment 1 of LEP 2011. The total of 355 places includes those 105 places already listed on the current LEP from the 1986 Heritage Study.

The impact of listing would be to activate the requirements under the LEP for consideration of heritage impacts on the significance of the item by works proposed. A Development Application for works would require submission of a Heritage Impact Statement to accompany the Application.

Note that, it is the practice to include Conservation Areas in the Inventory as this ensures that they are recorded in the system with a Statement of Significance and physical description.

The following list however excludes the Conservation Areas as under the legislation they are defined separately from Heritage items.

Orange Heritage Inventory

Item Name	Address	Suburb	LGA	Item Number
'Duntryleague' - incl. Lodge, Park, G	Woodward Street	Calare	Orange	2220001
'Ammerdown' - Dwelling	450 Mitchell Highway	Calare	Orange	2220002
Orange Court House	122 Byng Street, Cnr. Lords	Orange	Orange	2220003
St Joseph's Church & School	71-85 Byng Street	Orange	Orange	2220004
Holy Trinity Anglican Church	251-255 Anson Street, Cnr B	Orange	Orange	2220005
'Mena' - Mansion	50 Kite Street	Orange	Orange	2220006
Orange Public School, incl. Class.	78 Kite Street and Sale Street	Orange	Orange	2220007
Lands Board Office	92 Kite Street	Orange	Orange	2220008
Kinross-Wolaroi College	59-67 Bathurst Road	Bowen, East Orange	Orange	2220009
'Llanello' - Dwelling	10 Park Street	Bowen, East Orange	Orange	2220010
Clifton Grove - Homestead	2 Coolabah Drive	Clifton Grove	Orange	2220011
'Rosedale' - Homestead	671 Ophir Road	Narrambla	Orange	2220012
'Wellwood' - including Outbuildings	4982 Mitchell Highway	Summer Hill	Orange	2220013
Summer Hill - incl Outbuildings	4837 Mitchell Highway	Summer Hill	Orange	2220014
'Endsleigh' - Dwelling	38 Endsleigh Avenue	Glenroi	Orange	2220015
'Collwood' - Homestead	12 McKay Crescent	Calare	Orange	2220016
'Glenfield' - Country Inn	1007 Forest Road	Springside	Orange	2220017
'Maroombah' - Mansion	11 Malvern Avenue	Bletchington	Orange	2220018
'Glengarra' - Homestead	84 Mount Pleasant Lane	Mount Pleasant	Orange	2220019
'Roseteague' - Homestead etc.	425 Canobolas Road	Canobolas	Orange	2220020
Bloomfield Hospital & Grounds -- inc	1502 Forest Road	Bloomfield	Orange	2220021
Orange Railway Station Precinct	150 Peisley Street	Orange	Orange	2220022
Wesley Uniting Church	215-221 Anson Street	Orange	Orange	2220023
Orange Town Hall	247-249 Anson Street, Cnr	Orange	Orange	2220024
Newstead Bowling Club - (former)	47-49 Hill Street, Cnr Kite	Orange	Orange	2220025
Knocklong - Dwelling	73 Hill Street	Orange	Orange	2220026
Hibernian Australasian Catholic Be	87 Hill Street	Orange	Orange	2220027
Cook Park	24-46 Summer Street	Orange	Orange	2220028
'Parkview' - Dwelling	44 Clinton Street	Orange	Orange	2220029
Trebanog - Dwelling (former Inn)	81 March Street	Orange	Orange	2220030
Welcome Inn (former Inn)	85-87 March Street,	Orange	Orange	2220031
Dwelling	65 Byng Street'	Orange	Orange	2220032
Gladstone Hotel	69 Byng Street, Cnr	Orange	Orange	2220033
Metropolitan Hotel	107 Byng Street	Orange	Orange	2220034
'Galbally' - Dwelling	60 Byng Street	Orange	Orange	2220035
Dwelling	62 Byng Street	Orange	Orange	2220036
'Brownholme' - Dwelling	82 Byng Street	Orange	Orange	2220037
Union Bank (former)	84 Byng Street	Orange	Orange	2220038
'Craigielee' - Dwelling	23 Summer Street	Orange	Orange	2220039
'Berrilea' - Dwelling	27-29 Summer Street	Orange	Orange	2220040
'Gortnessy' - Heritage House	58 Summer Street	Orange	Orange	2220041

Orange Heritage Inventory

Item Name	Address	Suburb	LGA	Item Number
Orange Post Office	222-224 Summer Street, Cnr	Orange	Orange	2220042
Palmer's Building - Central Arcade	226-232 Summer Street	Orange	Orange	2220043
Pauline - Dwelling	56 Kite Street, Cnr Hill Street	Orange	Orange	2220044
Headmaster's residence (former)	80 Kite Street	Orange	Orange	2220045
Child care centre - formerly Airlie	84 Kite Street	Orange	Orange	2220046
'Warrenbah' - Dwelling	171 Edward Street	Glenroi	Orange	2220047
Dwelling	160 Kite Street	Glenroi	Orange	2220048
Bowen Terrace	3-25 Bathurst Road	Bowen, East Orange	Orange	2220049
Reform Mine (Mine building group,	Mitchell Highway, east end	Lucknow	Orange	2220050
Narrambla, Templer's Mill & Banjo	330 Ophir Road	Narrambla	Orange	2220051
Orange Cemetery (Old portion)	Lone Pine Avenue	Bowen, East Orange	Orange	2220052
Chinaman's Bend Cemetery	5066 Mitchell Highway	Summer Hill	Orange	2220053
Robertson Park	259-279 Summer Street	Orange	Orange	2220054
Newman Park	197 March Street, Cnr.	Bowen, East Orange	Orange	2220055
Campbell's Corner (Park)	Adjacent to 790 Pinnacle	Canobolas	Orange	2220056
Towac Pinnacle (Park)	off Pinnacle Road	Canobolas	Orange	2220057
Bluestone Quarry	Laurel Street, Cnr Cedar	Calare	Orange	2220058
'Melyra' - Dwelling	119 Ploughmans Lane. Opp.	Calare	Orange	2220059
Suma Park - Homestead	190 Ophir Road	Suma Park	Orange	2220060
Clearview - Homestead	18 Steeles Lane	Summer Hill	Orange	2220061
'Adavale' - Dwelling	40 Brooking Lane	Spring Creek	Orange	2220062
Towac Park Racecourse	57 Canobolas Road	Calare	Orange	2220063
Orange Showground - Pavilions,	Leeds Parade	Bowen	Orange	2220064
Rose, Shamrock and Thistle	115-119 Shadforth Drive	Shadforth	Orange	2220065
The Old Post Office - Dwelling	471 Canobolas Road	Canobolas	Orange	2220066
Canobolas Public School	386 Canobolas Road	Canobolas	Orange	2220067
Bloomfield - Dwelling and Remains.	115 Catto Close	Summer Hill	Orange	2220068
'Hilda House' - Dwelling	81 Woodward Street	Calare	Orange	2220069
The Hermitage - Dwelling	91-93 Woodward Street	Calare	Orange	2220070
Dwelling	94 Woodward Street	Calare	Orange	2220071
Gobabla - Dwelling	100 Franklin Street, Cnr Lord	Warrendine	Orange	2220072
'Garryowen' - Dwelling	102 Franklin Road, Cnr Lords	Warrendine	Orange	2220073
Dwelling	104 Franklin Road	Warrendine	Orange	2220074
Dwelling and fence	106 Franklin Road	Warrendine	Orange	2220075
'Hiluneva' - Dwelling	154 Moulder Street	Glenroi	Orange	2220076
Wade Park Cottages	Moulder Street	Orange	Orange	2220077
Stationmaster's house, incl.	158 Peisley Street	Orange	Orange	2220078
The Organ Factory - Stores	84-86 Peisley Street	Orange	Orange	2220079
Dwelling	325 Peisley Street	Bletchington	Orange	2220080
'Highgate' - Dwelling	329 Lords Place	Bletchington	Orange	2220081
'Middlesex' - Dwelling	335-337 Lords Place	Bletchington	Orange	2220082
'Glenelg' - Dwelling	345 Lords Place	Bletchington	Orange	2220083
Dwelling	349 Lords Place	Bletchington	Orange	2220084
'Carinya' - Dwelling	365 Lords Place	Bletchington	Orange	2220085
'Eudora' - Dwelling	67 Prince Street	Orange	Orange	2220086
Dwelling	97 Prince Street	Orange	Orange	2220087

Orange Heritage Inventory

Item Name	Address	Suburb	LGA	Item Number
'Westella' - Dwelling	127 Prince Street	Bletchington	Orange	2220088
Dwelling	65 Dalton Street, Cnr Sale St	Bletchington	Orange	2220089
Dwelling	306 Anson Street	Bletchington	Orange	2220090
'Arkesden' - Dwelling	35 William Street	Bowen, East Orange	Orange	2220091
Dwelling	38 Autumn Street	Bowen, East Orange	Orange	2220092
'Elouera' - Dwelling	81 Autumn Street	Bowen, East Orange	Orange	2220093
Buena Vista	199-211, March Street, Cnr.	Bowen, East Orange	Orange	2220094
East Orange Public School	45-71 Spring Street, (March	Bowen, East Orange	Orange	2220095
Dwelling	34 Nile Street	Bowen, East Orange	Orange	2220096
Dwelling	5 Spring Street	Bowen, East Orange	Orange	2220097
Dwelling	21 Spring Street	Bowen, East Orange	Orange	2220098
Dwelling	23 Spring Street	Bowen, East Orange	Orange	2220099
'Caerleon' - Dwelling	25 Spring Street, Cnr.	Bowen, East Orange	Orange	2220100
'Strathroy' - Dwelling	24-30 Spring Street	Bowen, East Orange	Orange	2220101
Orange City Band Hall	3 William Street	Bowen, East Orange	Orange	2220102
'Merungie' - (Raine Family Grave)	4397 Mitchell Highway	Lucknow	Orange	2220103
Wentworth Mine (Mine group)	4570-4578-Mitchell Highway,	Lucknow	Orange	2220104
Orange Local Aboriginal L.C.	42 Dalton Street, Cnr Clinton	Bletchington	Orange	2220119
Dwelling	135 Edward Street	Glenroi	Orange	2220128
'Rhodesia' - Dwelling	169 Edward Street	Glenroi	Orange	2220134
Dwelling	162 Kite Street	Glenroi	Orange	2220154
Lamrock Terrace	166 Kite Street	Glenroi	Orange	2220155
Terrace Houses	170-174 Moulder Street	Glenroi	Orange	2220160
St John's Anglican Church	Newman Road	Lucknow	Orange	2220175
Mamhead - Dwelling	4622 Mitchell Highway, Cnr.	Lucknow	Orange	2220176
Orchard, Ruins	Blowes Road,	Glenroi	Orange	2220180
Gosling Creek Reservoir	off Forest Road	Bloomfield	Orange	2220182
Second Chance Collectables & Ca	149-151 Peisley Street, Cnr.	Orange	Orange	2220189
Dwelling	261 Lords Place, Cnr.	Orange	Orange	2220192
'Maynooth' - Dwelling	169 Anson Street	Orange	Orange	2220208
Uniting Church Hall	215-221 Anson Street	Orange	Orange	2220211
1914-1918 Memorial Hall	241 Anson Street	Orange	Orange	2220212
Wyoming Court - Offices/Business	182 Anson Street	Orange	Orange	2220221
Baptist Church	59 Sale Street	Orange	Orange	2220234
Dwelling	75 Sale Street	Orange	Orange	2220241
Dwelling	81 Sale Street	Orange	Orange	2220243
Orange Infants School	22 Sale Street	Orange	Orange	2220251
West Orange Post Office (former)	19 Clinton Street	Orange	Orange	2220287
Dwelling	74 Clinton Street	Orange	Orange	2220317
Dwelling	60 Sampson Street	Orange	Orange	2220351
Dwelling	31 Byng Street	Orange	Orange	2220423
Shops	109 & 111 Byng Street	Orange	Orange	2220435
Dwelling	58 Byng Street	Orange	Orange	2220449
Emily - Dwelling	66 Byng Street	Orange	Orange	2220451
'Wendouree' - Dwelling	68 Byng Street	Orange	Orange	2220452

David Scobie Architects Pty Ltd

March 2012

Orange Heritage Inventory

Item Name	Address	Suburb	LGA	Item Number
'Lansdowne' -Dwelling	72 Byng Street	Orange	Orange	2220454
Dwelling	74 Byng Street	Orange	Orange	2220455
Dwelling	102 Byng Street	Orange	Orange	2220459
Fire Station	79 Summer Street	Orange	Orange	2220475
T&G Mutual	189-193 Summer Street	Orange	Orange	2220477
Royal Hotel, incorp.	251-257 Summer Street	Orange	Orange	2220480
Strand Theatre	311-313 Summer Street	Orange	Orange	2220481
Myer	212-220 Summer Street, Cnr.	Orange	Orange	2220492
Commonwealth Bank	244-246 Summer Street, Cnr	Orange	Orange	2220494
Hotel Canobolas	266 Summer Street	Orange	Orange	2220495
Dwelling	37 Kite Street	Orange	Orange	2220500
The Channings - Dwelling	39 Kite Street	Orange	Orange	2220501
Winchmore - Dwelling	30 Kite Street	Orange	Orange	2220514
Dwelling	52 Kite Street, Cnr Hill Street	Orange	Orange	2220518
Scout Hall	94 Kite Street	Orange	Orange	2220523
St John's Uniting Church and Hall	74 Kite Street	Orange	Orange	2220524
Canobolas Shire Council Chamber	126-130 Kite Street, Cnr.	Orange	Orange	2220525
'Redluom' - Dwelling	71 Moulder Street	Orange	Orange	2220533
Mackie's Store	211 Byng Street	Bowen, East Orange	Orange	2220559
Church Hall (former East Orange C	31 Dora Street	Bowen, East Orange	Orange	2220563
Five Ways Uniting Church	Bathurst Road, Cnr Summer	Bowen, East Orange	Orange	2220572
'Ormiston' - Dwelling	397 Summer Street East	Bowen, East Orange	Orange	2220591
Clare Villa - Dwelling	12 William Street	Bowen, East Orange	Orange	2220602
Brass Footpath Inlays in Pavement	Summer Street	Orange	Orange	2220647
Old Street signs	Summer Street	Orange	Orange	2220648
Shop	286 Summer Street	Orange	Orange	2220652
Gallagher Building	Summer Street	Orange	Orange	2220653
Hotel Orange	312-324 Summer Street, Cnr.	Orange	Orange	2220656
Parkview Hotel	281-285 Summer Street, Cnr.	Orange	Orange	2220661
Dwelling	119 Bathurst Road	Bowen, East Orange	Orange	2220666
Dwelling	121 Bathurst Road	Bowen, East Orange	Orange	2220667
Dwelling	123 Bathurst Road	Bowen, East Orange	Orange	2220668
Dwelling	24 Nile Street	Bowen, East Orange	Orange	2220681
Dwelling	68 Autumn Street	Bowen, East Orange	Orange	2220684
Dwelling	241 Byng Street	Bowen, East Orange	Orange	2220687
Dwelling	254 Byng Street, Cnr.	Bowen, East Orange	Orange	2220688
Dwelling	285 Byng Street	Bowen, East Orange	Orange	2220689
Dwelling	287 Byng Street	Bowen, East Orange	Orange	2220690
Dwelling	8 William Street	Bowen, East Orange	Orange	2220702
Old Aerodrome (Council Depot)	1610 Forest Road	Warrendine	Orange	2220703
Sir Jack Brabham Park - Gnoo Blas		Warrendine	Orange	2220704
Semi-detached cottages	316-318 Lords Place	Orange	Orange	2220706

Orange Heritage Inventory

Item Name	Address	Suburb	LGA	Item Number
Shop	215 Lords Place	Orange	Orange	2220709
Solicitor's Office	209 Lords Place	Orange	Orange	2220710
Vincent - Dwelling	115 Hill Street	Orange	Orange	2220725
Dwelling	27 Hill Street, Cnr Moulder St	Orange	Orange	2220729
Dwelling	50 Hill Street	Orange	Orange	2220732
Dwelling	52 Frost Street	Calare	Orange	2220773
Dwelling	54 Frost Street	Calare	Orange	2220774
Dwelling	21 Breen Street	Calare	Orange	2220782
Dwelling	73 Woodward Street	Calare	Orange	2220784
Dwelling	143 Woodward Street	Calare	Orange	2220787
'Karinga' - Dwelling	204 Woodward Street	Orange	Orange	2220790
'Delvine' - Dwelling	15 Murraba Close	Calare	Orange	2220791
Dwelling	72 Racecourse Road	Calare	Orange	2220793
Dwelling and shed	8 Canobolas Road, Cnr	Calare-	Orange	2220797
Orange Racecourse Railway Station	74 Canobolas Road	Calare	Orange	2220798
'Thornleigh' - Dwelling	132 Canobolas Road	Calare	Orange	2220799
Railway Crossing Cottage (former)	94 Ploughmans Lane	Calare	Orange	2220800
Dwelling and Brick Stable	11 Banksia Street	Calare	Orange	2220801
Dwelling	2 Acacia Drive	Calare	Orange	2220803
Orange Co-Op Cool Stores Ltd	14-16 Barrett Street	Calare	Orange	2220805
'Borrodell' - Dwelling	2 Borrodell Drive	Calare	Orange	2220807
'Carwoola' - Brick Sheds	4 Gartrell Way	Calare	Orange	2220809
Borrodell- Packing Shed	1 Gartrell Way, Cnr.	Calare	Orange	2220811
PLC Kinross Wolaroi School - Cam	63-97 Coronation Drive	Calare	Orange	2220813
Kerb and Gutter	Byng Street	Orange	Orange	2220822
Wade Park	Moulder Street - Warrendine	Orange	Orange	2220829
Dwelling	116 Warrendine Street	Warrendine	Orange	2220831
Occidental Hotel	170-174 Lords Place	Orange	Orange	2220832
Dwelling	100 Lords Place	Warrendine	Orange	2220834
'Lynton' - Dwelling	94 Lords Place	Warrendine	Orange	2220835
Dwelling	82 Lords Place	Warrendine	Orange	2220837
Dwelling	84 Lords Place	Warrendine	Orange	2220838
Dwelling	86 Lords Place	Warrendine	Orange	2220839
Dwelling	92 Lords Place	Warrendine	Orange	2220840
Dwelling - (Part of Cottage Group)	121 Lords Place	Warrendine	Orange	2220841
Dwelling - (Part of Cottage Group)	123 Lords Place	Warrendine	Orange	2220842
Dwelling - (Part of Cottage Group)	125 Lords Place	Warrendine	Orange	2220843
Dwelling - (Part of Cottage Group)	127 Lords Place	Warrendine	Orange	2220845
Dwelling - (Part of Cottage Group)	129 Lords Place	Warrendine	Orange	2220846

Orange Heritage Inventory

Item Name	Address	Suburb	LGA	Item Number
Dwelling - (Part of Cottage Group)	131 Lords Place, Cnr	Warrendine	Orange	2220847
Kelly's Rugby Hotel	133 Lords Place, Cnr	Orange	Orange	2220848
'Gladstone' - Dwelling	319 Lords Place	Bletchington	Orange	2220851
Dwelling	332 Lords Place	Bletchington	Orange	2220852
'Blengarry' - Dwelling	334 Lords Place	Bletchington	Orange	2220853
Dwelling	336 Lords Place, Cnr	Bletchington	Orange	2220854
Dwelling	348 Lords Place	Bletchington	Orange	2220855
Dwelling	382 Lords Place	Bletchington	Orange	2220856
Dwelling	384 Lords Place, Cnr	Bletchington	Orange	2220857
Semi-detached Cottages	53 and 55 Prince Street	Orange	Orange	2220865
Dwelling	69 Prince Street	Orange	Orange	2220867
Dwelling	71 Prince Street	Orange	Orange	2220868
'Kingsclere' - Flats	102 Prince Street	Orange	Orange	2220869
Dwelling	137 Prince Street	Bletchington	Orange	2220876
Terminus Hotel (former)	105-107 Peisley Street	Orange	Orange	2220880
Shop	119 Peisley Street	Orange	Orange	2220882
Robert's Bakery	184-190 Peisley Street	Orange	Orange	2220883
Great Western Hotel	145-147 Peisley Street	Orange	Orange	2220884
Dwelling	323 Paisley Street	Bletchington	Orange	2220888
Dwelling	329 Paisley Street	Bletchington	Orange	2220889
Community Health Centre	96 Kite Street, Cnr Sale	Orange	Orange	2220896
Lamrock Terrace	180 Kite Street	Glenroi	Orange	2220898
Lamrock Terrace	178 Kite Street	Glenroi	Orange	2220899
Lamrock Terrace	176 Kite Street	Glenroi	Orange	2220900
Lamrock Terrace	174 Kite Street	Glenroi	Orange	2220901
Lamrock Terrace	172 Kite Street	Glenroi	Orange	2220902
Lamrock Terrace	170 Kite Street	Glenroi	Orange	2220903
Lamrock Terrace	168 Kite Street	Glenroi	Orange	2220904
Dwelling	335 Anson Street	Bletchington	Orange	2220930
'Twilight' - Dwelling	67 Dalton Street	Bletchington	Orange	2220931
'Waroon' -Dwelling	69 Dalton Street	Bletchington	Orange	2220932
Dwelling	71 Dalton Street	Bletchington	Orange	2220933
Dwelling	160 Margaret Street	Bletchington	Orange	2220936
Dwelling	162 Margaret Street	Bletchington	Orange	2220937
Soil Conservation Service of NSW	350 Paisley Street	Bletchington	Orange	2220938
Dwelling	132 Warrendine Street, Cnr E	Glenroi	Orange	2220953
Shops	111 Endsleigh Avenue, Cnr K	Glenroi	Orange	2220958
'Ivanhoe'	113 Endsleigh Avenue	Glenroi	Orange	2220959
'Nganbirra' - Breastsreen Clinic	127 Sale Street	Bletchington	Orange	2220960
Paediatric Clinic	125 Sale Street, Cnr Prince S	Bletchington	Orange	2220961
Caldwell House - Community Health	129-133 Sale Street	Bletchington	Orange	2220962
Orange Hospital Ward Block	84 Prince Street	Bletchington	Orange	2220963
Dental Services	Anson Street, Cnr	Bletchington	Orange	2220965

Orange Heritage Inventory

Item Name	Address	Suburb	LGA	Item Number
Anson Cottages	107 Prince Street	Bletchington	Orange	2220967
Dwelling	56 Dalton Street	Bletchington	Orange	2220970
Dwelling	322 Anson Street	Bletchington	Orange	2220971
Dwelling and Shed	24 Dalton Street	Bletchington	Orange	2220972
Dwelling	315 Anson Street, Cnr	Bletchington	Orange	2220974
'Deltamu' - Dwelling	313 Anson Street	Bletchington	Orange	2220975
'Gallipoli' - Dwelling	311 Anson Street	Bletchington	Orange	2220976
Dwelling	309 Anson Street	Bletchington	Orange	2220977
Dwelling	307 Anson Street	Bletchington	Orange	2220978
Dwelling	303 Anson Street	Bletchington	Orange	2220979
Dwelling	301 Anson Street	Bletchington	Orange	2220980
Dwelling	25 Ophir Street	Bletchington	Orange	2220981
Orana Court - Flats	14 Orana Street	Bletchington	Orange	2220982
'Rayville' - Dwelling	84 Edward Street	Glenroi	Orange	2220983
Shop	89 Edward Street, Cnr	Glenroi	Orange	2220984
'Roma' - Dwelling	44 McLachlan Street	Glenroi	Orange	2220993
Dwelling	16 McLachlan Street	Glenroi	Orange	2220995
Poplars - Farm Buildings	53 Beasley Road	Lucknow	Orange	2220998
Wentworth Cottage - Dwelling -	82 Beasley Road	Lucknow	Orange.	2220999
Apostolic Life Centre	33-45 Glenroi Street	Glenroi	Orange	2221001
The Victoria Hotel	334-336 Summer Street	Glenroi	Orange	2221008
Dwelling	34 Caroline Street	Glenroi	Orange	2221013
Dwelling	94 March Street	Glenroi	Orange	2221018
Dwelling	102 March Street	Glenroi	Orange	2221019
Dwelling	138 March Street	Glenroi	Orange	2221020
'Winora' - Dwelling and Barn	1028 Huntley Road	Huntley	Orange	2221025
Shop by Railway Siding	1067 Huntley Road	Huntley	Orange	2221028
EMMCO/Email/Electrolux Factory	5-17 Edward Street	Glenroi	Orange	2221033
'Carramar' - Dwelling	26 Kinghorn Lane	Huntley	Orange	2221034
Homestead	1706 Millthorpe Road	Spring Hill	Orange	2221035
Colveath - Homestead & bldgs.	100 Shiralee Road	Canobolas	Orange	2221038
Dwelling	148 Shiralee Road, Cnr Rifle	Canobolas	Orange	2221041
Dwelling (former) - Packing Shed	168 Shiralee Road	Canobolas	Orange	2221043
Cottage - 'Tuckonie'	793 Huntley Road	Huntley	Orange	2221049
Bloomfield Public School (former)	11 Louie Lane	Bloomfield	Orange	2221050
Cottage	11 Shepherd Road	Bloomfield	Orange	2221051
Braehead - Outbuildings and Lands	356 Canobolas Road	Canobolas	Orange	2221052
'Charmaine' - Dwelling and shed	730 Burrendong Way	March	Orange	2221053
'Failford' - Homestead	45 Failford Lane	Springside	Orange	2221054
'Evergreen' - Homestead	22 Evergreen Road	Spring Creek	Orange	2221055
Spring Hill Public School	2 Seaton Street	Spring Hill	Orange	2221057

Orange Heritage Inventory

Item Name	Address	Suburb	LGA	Item Number
All Saints Anglican Church	10 Seaton Street	Spring Hill	Orange	2221061
Temperance Hall	11 Seaton Street	Spring Hill	Orange	2221062
Dwelling	24 Worboys Street	Spring Hill	Orange	2221063
Dwelling	20 Worboys Street	Spring Hill	Orange	2221064
Dwelling	16 Worboys Street	Spring Hill	Orange	2221065
'Rosebank', Dwelling etc	27 Worboys Street	Spring Hill	Orange	2221066
Bluestone Kerb and Gutter	21 Seaton Street	Spring Hill	Orange	2221069
Railway Hotel	19 Spring Street	Spring Hill	Orange	2221080
Shed	7 Spring Street,	Spring Hill	Orange	2221083
Spring Hill Railway Station (former)	Spring Street	Spring Hill	Orange	2221084
Mileage Marker	c. 100m North Duntryleague,	Calare	Orange	2221089
Coronation Memorial Plaque	Coronation Drive, Cnr Wood	Calare	Orange	2221090
Light pole	Byng Street, Cnr Anson Street	Orange	Orange	2221093
Orange Waratah Sports Club,	34 Telopea Way	Bletchington	Orange	2221094
'Emmaville' - Driveway, Shed etc	56 Farrell Road	Bletchington	Orange	2221095
Canobolas Wool Topmaking	390 Clergate Road	Clergate	Orange	2221096
'Wyselba' – Dwelling	459 Clergate Road	March	Orange	2221097
Charles Sturt University Water	346 Leeds Parade	Orange	Orange	2221098
St Phillip's Anglican Church	768 Burrendong Way	March	Orange	2221099
Dwelling	792 Burrendong Way	March	Orange	2221100
March Public School (former)	780 Burrendong Way	March	Orange	2221102
'Mirrimbeena' - School House	774 Burrendong Way	March	Orange	2221103
Dwelling	678 Burrendong Way	March	Orange	2221104
Dwelling	8 Springbank Lane,	March	Orange	2221107
Dwelling	101-105 Burrendong Way	Bletchington	Orange	2221108
Corner Store	88 Warrendine Street	Warrendine	Orange	2221110
Dwelling	49 Maxwell Street,	Glenroi	Orange	2221111
Dwelling	47 Maxwell Street,	Glenroi	Orange	2221112
Storage tank (remnant)	130 Lone Pine Avenue	Glenroi	Orange	2221115
'Luxultan' - Dwelling	291 Canobolas Road	Canobolas	Orange	2221117
Rossi Orchard - Brick Barn and Shed	98 Mount Pleasant Lane	Mount Pleasant	Orange	2221119
Mt Pleasant - Dwelling and barn	101 Mount Pleasant Lane	Mount Pleasant	Orange	2221121
Sheltering Pines - House & Garden	784 Pinnacle Road	Canobolas	Orange	2221122
Girraween - Dwelling	150 Spurway Lane	Canobolas	Orange	2221123
Dwelling	111 Bathurst Road	Orange	Orange	2221127
Dwelling	109 Bathurst Road	Orange	Orange	2221128
Dairy Creek - Dwelling	5110 Mitchell Highway	Summer Hill	Orange	2221129
Ammerdown carriageway	450 Mitchell Highway	Calare	Orange	2221130
Dwelling	10 Linden Avenue	Calare	Orange	2221136
'Edenglassie' - Two Dwellings	92 Whiley Road	Spring Hill	Orange	2221138
Dwelling	226 Margaret Street	Bowen, East Orange	Orange	2221141
Dwelling	6 Nathan Street	Bowen, East Orange	Orange	2221144
Dwelling	26 Wakeford Street	Bowen, East Orange	Orange	2221145
Dwelling	2 Acacia Drive	Calare	Orange	2221147
Bayoud - Inn (former)	365 Cadia Road	Springside	Orange	2221148
Springside Public School	716 Cadia Road, Cnr Kearn R	Springside	Orange	2221149
Orange Locomotive Depot	East Fork, Forest Road	Orange	Orange	2221150
Railway infrastructure, incl. Bridges	Huntley	Spring Hill	Orange	2221151
Huntley Railway Station (former)	1067 Huntley Road	Huntley	Orange	2221152

Orange Heritage Inventory

Item Name	Address	Suburb	LGA	Item Number
Church (former Methodist)	598 Cadia Road	Springside	Orange	2221165
Dairy Farmers Depot	8 Barrett Street	Calare	Orange	2221166
Cottage and Brickworks	148 Clergate Road	Clergate	Orange	2221167
Spring Hill Cemetery	Warburton Lane	Spring Hill	Orange	2221168
Orange Abattoir (former)	390 Clergate Road	Clergate	Orange	2221169
Bridge	Hill Street, near National Ave	Orange	Orange	2221178
Memory Park	Bathurst Road, Cnr Icely Rd.	Bowen, East Orange	Orange	2221180
Corrugated Iron cottage	Shadforth Drive, 1150m west o	Shadforth	Orange	2221183
Suma Park - Dam	Ophir Road,	Suma Park	Orange	2221184
Lone Pine, The	Lone Pine Avenue	Orange	Orange	2221185

8.0 Items of State Significance

The following are those places nominated as having State Heritage Significance. Those marked SHR are currently listed on the State Heritage register.

Heritage Item	Street Address	Suburb	List
Bloomfield Hospital & Grounds	1502 Forest Road	Bloomfield	SHR
Zeck Paintings and Drawings	Forest Road	Bloomfield	
Herbarium	Forest Road	Bloomfield	
Insect Collection	Forest Road	Bloomfield	
NSW Agriculture Departmental Archive	Forest Road	Bloomfield	
The Plant Pathology Collection	Forest Road	Bloomfield	
Bowen Terrace	3-25 Bathurst Road	Bowen, East Orange	SHR
Kinross-Wolaroi College	59-67 Bathurst Road	Bowen, East Orange	
'Llanello' - Dwelling	10 Park Street	Bowen, East Orange	
'Ammerdown' - Dwelling	450 Mitchell Highway	Calare	
'Duntryleague' - incl. Lodge, Park, Gates, Stables	Woodward Street	Calare	SHR
'Clifton Grove' - Homestead	2 Coolabah Drive	Clifton Grove	
Reform Mine (Mine building group, Relics)	Mitchell Highway , east end	Lucknow	
'Narrambla', Templer's Mill & Banjo Paterson Monument	330 Ophir Road	Narrambla	
Wesley Uniting Church	223-225 Anson Street	Orange	SHR
Holy Trinity Anglican Church - incl. Vicarage & Hall	251-257 Anson Street	Orange	
Union Bank (former)	84 Byng Street	Orange	SHR
Orange Court House	122 Byng Street	Orange	
'Knocklong' - Dwelling	73 Hill Street	Orange	
Hibernian Australasian Catholic Benefit Society Hall	87 Hill Street	Orange	
Newstead Bowling Club - (former Mansion)	47-49 Hill Street, Cnr Kite Street	Orange	
Headmaster's residence (former)	80 Kite Street	Orange	
Lands Board Office	92 Kite Street	Orange	
Orange Public School	78 Kite Street and Sale Street	Orange	
Orange Railway Station Precinct	150 Peisley Street	Orange	SHR
'Craigielee' - Dwelling	23 Summer Street	Orange	
Cook Park	24-46 Summer Street	Orange	
'Berrilea' - Dwelling	27-29 Summer Street	Orange	SHR
Palmer's Building - Central Arcade	228-232 Summer Street	Orange	
Orange Post Office	222-226 Summer Street	Orange	SHR
Summer Hill - incl Outbuildings	4837 Mitchell Highway	Summer Hill	
'Wellwood' - including Outbuildings	4982 Mitchell Highway	Summer Hill	
Chinaman's Bend Cemetery	5066 Mitchell Highway	Summer Hill	
'Dairy Creek' - Dwelling	5110 Mitchell Highway	Summer Hill	

9.0 An Example for an Item recommended for Heritage Listing

Orange Heritage Inventory		SHI Number 2220176
		Study Number M71
Item Name: Mamhead - Dwelling		
Location: Mitchell Highway, Cnr Carroll St, Lucknow [Orange]		
Address: Mitchell Highway, Cnr Carroll St	Planning: Southern & Western	
Suburb / Nearest Town: Lucknow 2800	Historic Region: Central Tableland	
Local Govt Area: Orange	Parish:	
State: NSW	County:	
Other/Former Names:		
Area/Group/Complex:		Group ID:
Aboriginal Area:		
Curtilage/Boundary:		
Item Type: Conservation Area	Group: Residential buildings (Category: House	
Owner:		
Admin Codes: LEP	Code 2:	Code 3:
Current Use:		
Former Uses:		
Assessed Significance: Local		Endorsed Significance:
Statement of Significance:	Mamhead is a major contributor to the historic and aesthetic significance of Lucknow, both through its associations with Henry Newman, one of the leading figures of Lucknow's mining history in the late 19th Century, and because it remains the most substantial and architectural significant representative of the Village's early residences. The local historic significance of the site is heightened by its rarity, Mamhead being the only building in the Village which provides evidence in its architectural character and fabric, of the period of prosperity, population growth and optimism present in the Village in the 1870s and 80s, as various mining claims returned high profits. More particularly, it is directly linked to the life of Henry Newman, and his role in Lucknow's development and prosperity - though, to some extent, the loss of Newman's store on the street frontage, has somewhat lessened the extent and directness of this link. Aesthetically, Mamhead is a vital contributor to the remaining historic fabric and character of the Village, and is undoubtedly the only residential building with claims to 'high' architectural style. The building makes a striking element in views of the Village, particularly from the surrounding high ground, but also from various points along the main road.	
Historical Notes or Provenance:	Mamhead was built by Henry W. Newman, who arrived in Lucknow in 1863, and soon struck it rich with a claim known as the 'Homeward Bound'. Having over extended himself financially, however, Newman left Lucknow in 1866, but returned about 1872. Following his return, Newman made a fortune through his involvement with the Reform Mine, and also became mine manager for several companies in the Village. He also became the Member of Parliament until his death. In 1879, Newman took over the store fronting the main street run by George Hawke, who had bought it from the Dalton Brothers, in 1872. In 1880, he built his home Mamhead behind	

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Orange Heritage Inventory

SHI Number
2220176
Study Number
M71

Item Name: **Mamhead - Dwelling**

Location: **Mitchell Highway, Cnr Carroll St, Lucknow [Orange]**

the shop, with a frontage to the east, to accommodate his increasing family. The Postmaster General awarded the Post Office contract to Newman, who set aside an area at the end of his store for this purpose, where it remained till the early years of the 20th Century. After Newman's death in 1904, Mamead was purchased by Charles Blunt Jnr, a local butcher, who became President of the Canobolas Shire, and built up a large land holding in the area. Blunt demolished the store, and rebuilt the street-fronting elevation of the house to its present configuration. Bunt's family lived in the house till his death in 1944. The building was owned by the Department of Youth and Community Services in the 1990s, and was used for accommodation for young women and men.

Themes:	National Theme	State Theme	Local Theme
	3. Economy	Commerce	Retail
	3. Economy	Mining	Mine owner's residence
	4. Settlement	Accommodation (Housing)	Housing the prosperous - mansions in
	9. Phases of Life	Persons	Association with Henry Newman

Designer:

Maker / Builder:

Year Started: Year Completed: 1885 Circa: Yes

Physical Description: Very large, rendered masonry late Victorian house with corrugated iron bull nose verandahs all around, including an octagonal bayed verandah. The verandahs are supported on rough cast iron columns, with decorative cast iron brackets and frieze. There are fine masonry pillars and plinth, with cast iron picket fence.

Mamhead is a large single storey house of rendered masonry, with a mixture of hipped and gambrel, half gabled, roofs, clad with modern colour finished corrugated steel. The oldest part of the house dates to the 1880s, and while generally 'Late Victorian' style, it is a somewhat eclectic mix of elements and periods, including 'Victorian Italianate' and turn of the century 'Bungalow'. Features and fabric from its earliest period include the numerous rendered chimneys with decorative mouldings and early joinery, such as panelled doors, windows and louvered shutters.

An encircling bull nose roofed verandah features cast iron columns and decorative cast iron valence to the major elevations. More recent works to the verandah include the modern crossed timber balustrade and timber posts and valences to the rear skillion roofed verandahs.

Changes made to the street-fronting facade in the early years of this century include a gable fronted bay and entry porch. The street frontage is lined with rendered masonry posts with an iron palisade fence and gate.

Orange Heritage Inventory

SHI Number

2220176

Study Number

M71

Item Name: **Mamhead - Dwelling**

Location: **Mitchell Highway, Cnr Carroll St, Lucknow [Orange]**

Physical Condition: Integrity: Fair; Condition: Good

Modification Dates: Sympathetic: Additions on south facade, c. 1915.

Recommended Management:

Management:	Statutory Instrument	List on a Local Environmental Plan (LEP)
	Statutory Instrument	Include in a Conservation Area within an LEP
	Recommended Management	Consult with owner and/or community
	Recommended Management	Produce a Conservation Management Plan (CMP)
	Recommended Management	Carry out interpretation, promotion and/or education

Further Comments: Materials: Rendered masonry
Streetscape: Level 1

Criteria a) Mamhead is a major contributor to the historic significance of Lucknow, both through its associations with Henry Newman, one of the leading figures of Lucknow's mining history in the late 19th Century, and because it remains the most substantial and architectural significant representative of the Village's early residences.

Criteria b) It is directly linked to the life of Henry Newman, and his role in Lucknow's development and prosperity - though, to some extent, the loss of Newman's store on the street frontage, has somewhat lessened the extent and directness of this link.

Criteria c) Aesthetically, Mamhead is a vital contributor to the remaining historic fabric and character of the Village, and is undoubtedly the only residential building with claims to 'high' architectural style. The building makes a striking element in views of the Village, particularly from the surrounding high ground, but also from various points along the main road.

Criteria d)

Criteria e)

Criteria f) The local historic significance of the site is heightened by its rarity, Mamhead being the only building in the Village which provides evidence in its architectural character and fabric, of the period of prosperity, population growth and optimism present in the Village in the 1870s and 80s, as various mining claims returned high profits.

Criteria g)

Integrity / Intactness:

References:	Author	Title	Year	
	Kerrin Cook	A History of the Village of Lucknow	1995	
	L F Harper	The Lucknow Goldfield	1920	
	R A Powell	Lucknow Album	1980	
Studies:	Author	Title	Number	Year
	Hughes, Trueman, Ludlow	Orange Heritage Study	M71	1985

Date: 08/05/2011

Full Report with Images

Page 3

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

Orange Heritage Inventory

SHI Number
2220176
Study Number
M71

Item Name: **Mamhead - Dwelling**

Location: **Mitchell Highway, Cnr Carroll St, Lucknow [Orange]**

Consultants

Jyoti Somerville

Lucknow Village Heritage Analysis &
Guidelines for Development Control

A5

1996

David Scobie Architects Pty Ltd

Orange community based Heritage Study 2011

2011

Parcels:

Latitude: -33.3462

Longitude: 149.161763

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:

Title:

Number:

Date:

Within a conservation area on an LEP

National Trust of Australia Register

Classified

1/06/1985

(spare):

(spare):

(spare):

(spare):

(spare):

(spare):

Data Entry:

Date First Entered: 08/10/2010

Date Updated: 14/04/2011

Status: Partial

Orange Heritage Inventory

SHI Number
2220176
Study Number
M71

Item Name: **Mamhead - Dwelling**

Location: **Mitchell Highway, Cnr Carroll St, Lucknow [Orange]**

Image:



Caption: MAMHEAD - Dwelling

Copyright:

Image by: David Scobie

Image Date: 12/12/2010

Image Number:

Image Path:

Image File: 2220176b1.jpg

Thumb Nail Path:

Thumb Nail File:

Orange Heritage Inventory

SHI Number
2220176
Study Number
M71

Item Name: **Mamhead - Dwelling**

Location: **Mitchell Highway, Cnr Carroll St, Lucknow [Orange]**

Image:



Caption: MAMHEAD - Dwelling

Copyright:

Image by: David Scobie

Image Date: 12/12/2010

Image Number:

Image Path:

Image File: 2220176b2.jpg

Thumb Nail Path:

Thumb Nail File:

Orange Heritage Inventory

SHI Number
2220176
Study Number
M71

Item Name: **Mamhead - Dwelling**

Location: **Mitchell Highway, Cnr Carroll St, Lucknow [Orange]**

Image:



Caption: MAMHEAD - Dwelling

Copyright:

Image by: David Scobie

Image Date: 12/12/2010

Image Number:

Image Path:

Image File: 2220176b3.jpg

Thumb Nail Path:

Thumb Nail File:

10.0 Measures to Reduce the Loss of Heritage Items

A total of 24 properties on the Heritage Inventory have been demolished since the 1986 Heritage Study. Council retains no record of the properties, their character and their heritage values either within the property record system or within the Local History Collection at the library. The new Heritage Inventory Database has been modified to note these losses. They are listed as 'Redundant' Properties and their records are not deleted even though the building may no longer be in existence. In addition, the study makes further Recommendations for the preparation of Archival Records for buildings which are threatened with demolition and for those where consent for demolition is provided.

It is important that the properties which are identified as having some level of heritage significance are recorded, visited and assessed and that this record remains on the Inventory regardless of whether the property is recommended for listing on the LEP. This recording strategy ensures that an archive is maintained to benchmark all the actions taken by Council, the community and property owners in their best endeavours to conserve the heritage of the City.

Recommendations

This loss of 24 heritage items is a substantial loss across the Council area and a strategy is required which will monitor heritage property and any 'at risk' properties with the objective of reducing this attrition.

The following actions are recommended to Council for consideration. They are based on standard actions utilised by NSW local Councils, and endorsed by the NSW Department of Planning, Heritage Office. They are designed to assist property owners through gaining a better appreciation of their heritage value, reviewing a range of options from restoration through to adaptive re-use and achieving an end result of the conservation of their significant properties:

- 10.1 Continue to provide all owners of Heritage properties – those identified in the Study on the Inventory, with **free professional advice** under the Heritage Advisory Programme, subsidised under the Department of Planning, Heritage Office Programme. The public and owners of heritage buildings require reminding regularly that this service is not tied to the submission of a Development Application and neither will they be 'compelled' into embarking upon some form of onerous restoration programme should they receive advice. This has been some of the feedback received during public consultations over recent years related to heritage listings.

There is an opportunity to provide the free advice on a range of fronts, including:

- Through a dedicated page on Orange City Council's website for owners of heritage items – frequently asked and answered questions,

plus useful web-links to technical advice notes prepared by Council, the NSW Heritage Office, the Fire and Technical Advisory Group of the NSW Heritage Council, National Trust and other local, state or national agencies with heritage expertise;

- Through social network sites, such as Facebook;
- Through face to face meetings with Council's Heritage Advisor: the advice is similar to pre-DA assistance provided by Council's Planning and Building staff. Preliminary advice is provided to Applicants and Property owners, with follow up letters noting the areas of concern to be addressed when submitting a Development Application. Whenever possible, it is useful and efficient to incorporate relevant advice from other Council Departments within related areas such as Health & Building, Engineering and Traffic;
- Through providing contacts with heritage disciplines including Heritage Architects, Archaeologists and Engineers when detailed Heritage Impact Statements or Conservation Management Plans are required;
- Through workshops for developers, local architects, real estate agents and heritage property owners, providing up to date advice on the heritage management framework and their rights and obligations in addition to their opportunities under the Planning Controls, in particular the relevant Incentive Clauses;
- Through workshops and technical advice literature for Certifiers – both Public and Private, operating with Orange, to ensure that they are fully conversant with the heritage listings and framework for dealing with heritage significance when assessing Applications;
- Through technical seminars covering current techniques for site and building conservation, restoration, adaptive re-use and in general utilising the services of locally skilled tradespersons and professionals.

10.2 Continue to run an annual Local Heritage Incentive Grants Programme for conservation works to listed heritage properties, under the Heritage Incentive Funding Programme, subsidised by the Department of Planning, Heritage Office Programme;

10.3 Continue to support the National Trust in running the Heritage Conservation Awards Programme for projects completed within the Orange. Depending upon the level of interest, it may be useful to consider categories for commercial buildings, landscape and archaeological sites, urban residential, rural residential and rural dwellings. It is appreciated that the Cultural Heritage Committee have determined that a bi-annual basis was sufficient and this well may be sufficient if Heritage is highlighted annually with relevant activities held during the National Trust sponsored April Heritage Week;

10.4 Actively encourage the use of the incentives clauses under the LEP, by owners and developers, in relation to development of sites which include heritage buildings in order that conservation of a heritage place does not preclude the reasonable development of the site for sympathetic buildings;

10.5 Integrate heritage conservation issues into Council media releases which go to Ratepayers –

- Heritage incentives clauses within the LEP;
- Valuation reductions through the Valuer General;
- Discounted DA fees for Heritage listed properties through Council;
- Annual Heritage Assistance grants programme, jointly supported by Council and the NSW Heritage Office;
- the pros of retaining buildings under sustainability objectives and programmes;
- Advice from Real Estate Agents on the value enhancements in conservation and sympathetic additions;
- A contact list of Companies providing Insurance for heritage listed properties;
- Council to develop Contact lists of Professional Consultants, Tradespeople and Service Companies with Heritage related expertise.

10.6 Where Council is confronted with the imminent threat of the loss of significance or demolition of a place regarded as worthy of retention, an Interim Heritage Order may be taken out over an item whilst it assesses whether statutory protection is warranted via listing in a heritage schedule of the LEP. Council can make Interim Heritage Orders in circumstances where a potential item is or is likely to be significant, is under threat of demolition or unsympathetic alteration, and does not have statutory heritage protection under the EP&A Act or Heritage Act.

The intentions are to provide short term protection, to respond quickly to an urgent need to assess and manage items, to achieve conservation outcomes which reflect community concerns and to negotiate a result at the local level.

A detailed guide for making Interim Heritage Orders is included within the Manual: “A guide to Heritage Management for Local Government”, prepared by the NSW Heritage Office.

11.0 Conservation Management Policies

11.1 Council should have the current best practice Conservation Policies in place through the LEP and DCP which support the conservation of the identified heritage places and Conservation Areas;

- Council is encouraged to ensure that the standard LEP clauses in relation to Heritage are those currently recommended by the NSW Heritage Office. These clauses are generally adopted throughout NSW and are thus equitable for the community and generally regarded as being appropriate for the conservation of heritage places. The current standard instrument incentive clauses are as follows:
- *The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:*
- *the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and*
- *(b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and*
- *(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and*
- *(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and*
- *(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.*

11.2 Council is encouraged to review and revise as appropriate the DCP – Heritage to ensure that the Clauses are consistent with current best practice, are well written and capable of being clearly understood by Property owners and are likely to achieve the Conservation objectives;

11.3 In relation to places of State significance, Council will defer to the NSW Heritage Council as the decision making authority in relation to the Consent process, under section 57 of the NSW Heritage Act, for development of these sites and sites within their vicinity. Where the definition of vicinity, curtilage and impact are open to question, Council and the Heritage Advisor should seek the comments of the NSW Heritage Office staff;

11.4 In relation to Local Significance, Council should maintain three sets of Policies to support the conservation of places of local significance:

- The use of appropriate Development Control Plan clauses in relation to Heritage;
- The use of a range of Incentives to support the Community and encourage the conservation of heritage places; and
- A community information programme designed to keep all parties up to date with Heritage issues and opportunities.

- 11.5 The current Development Control Plan Clauses related to Heritage are documented in a manner not consistent with the general practice used in NSW. The use of a separate document: “The Heritage Manual” provides an excellent single source for heritage matters in Orange. It is therefore recommended that Council review the Manual and produce a revised document to encompass the adopted Listings, Conservation Areas and potential new development Control Plan – Heritage.
- 11.6 The revised Manual should be considered as an electronic document in addition to the traditional format. This will improve the ability to make appropriate modifications and will make it more accessible to property owners and potential purchasers.

12.0 Conservation Management Guidelines

12.1 Items of State Significance

The criteria for State listing are similar to those for Local listing. The aesthetic, technical/archaeological, social, rarity and representative significance needs to be at the State level, and the historic significance needs to be in terms of the history of NSW as a whole.

Two key changes since the previous Heritage Study have been the removal of the category of Regional significance and setting the bar considerably higher for State listing.

An additional measure applied in assessing State Significance is that of comparative significance, where the place is set and compared against other similar sites within NSW to check that the level of Significance is sufficiently high to warrant listing at the State level.

- **Listings**

It is recommended that Council encourage the owners of items recommended for State Heritage listing, to prepare Conservation Management Plans, where such is not a Plan already available. Grants are available from the NSW Heritage Council to assist private property owners prepare such plans. The purpose of a CMP is to provide a practical guide for the long term management, maintenance and development of the place. They are often essential in applying for grants and of great assistance in matters relating to property insurance and funding

- **Alterations and works**

For changes to places of State significance, a S60 Application is required to be submitted to the NSW Heritage Council. This amounts to the Application Form with the DA, plus a Heritage Impact Statement. Applications are classed as Integrated Development, and Councils forward such applications to the appropriate Department – Heritage Office in this case, for approval. Consultation and a meeting with the Heritage Office are recommended prior to formulating design proposals and embarking on the DA process.

- **Exemptions**

There are a wide range of Exemptions from the S60 process for works such as maintenance and restoration of 'like for like', which do not detract from the Heritage Significance of the Place. Many such exemptions are managed by the Council on behalf of the NSW Heritage Office.

- **A CMP endorsed by the Heritage Council**
For substantial places, where a Conservation Management Plan exists or is recommended, the Heritage Office recommends the CMP is submitted and endorsed by their expert staff. This then provides a broad approval, subject to conditions, for a range of works often to be implemented in stages, and obviates the need for successive S60 Applications.
- **Consultation**
The NSW Heritage Office provides a full description on their website of the issues related to State Heritage Listing, and should always be consulted as early as possible prior to formulating proposals.

12.2 Items of Local Significance

- There are several properties within the Inventory of a high level of significance, where the preparation of a CMP is also recommended. This recommendation is clearly stated in the relevant Inventory form.
- A shortened version of a CMP is a Conservation Management Strategy (CMS) and this is often useful for smaller projects with a limited number of heritage uses. The format for a CMS should be established with the local Heritage Advisor and Council officers.
- The Incentive Policies include the provision by Council of a local Heritage Advisory Service to the owners of listed heritage places. The advice is intended to include technical assistance with maintenance, management and adaptive re-use, and development assistance consistent with the standard guidelines, provided by the NSW Heritage Council, for such a service. The service acts as an incentive for owners in conserving properties. Recommendations for maintenance, adaptive re-use and conservation are clearly stated on the Inventory form for each property.
- The Incentive Policies include a recommendation for continuation of the Local Heritage Assistance Fund, consistent with the standard guidelines provided by the NSW Heritage Council for such a service. Small grants are provided, on an annual basis, to owners of heritage listed properties, by application to Council. The NSW Heritage Council provides a subsidy to Council for the fund.
- The Incentive Policies include a recommendation for the provision of Interpretation devices within the vicinity of heritage places. These are provided by Council for areas such as Conservation Areas and streetscapes, for places of Aboriginal significance and may be required by Council as a Condition for a Development Consent related to a Heritage property.

- The Incentive Policies include a recommendation for the provision of a cast bronze plaque to heritage listed properties, with the consent of the owner. The plaques identify the significance of the property; are a means of supporting the owner in conserving the significance; improve public appreciation of heritage places; and assist in tourism promotion of heritage walks and trails.

12.3 Council owned properties

- It is recommended that Council develop Asset Management Plans, where these do not already exist, reflecting the heritage significance of each site.
- Leading by example is a sound strategy in relation to the appropriate administration of public policy, as well as for Council business.
- Such plans will also assist with long term budgeting by ensuring that capital improvements are flagged in the appropriate year when funding is being allocated.

12.4 The former Orange Base Hospital site



The previous Orange Base Hospital

Prince Street, Anson Street, Dalton Street and Sale Street

Buildings with heritage significance sufficient to warrant Heritage Listing:

1. 129 Sale Street – Original Ward block entrance
2. 125 Sale Street & Cnr. Prince Street – Former Paediatric Clinic
3. 129 Sale Street – Caldwell House
4. 127 Sale Street - 'Nganbirra'
5. Cnr. Anson & Prince Streets – former Ambulance and Dental Services
6. 302 Anson Street – Anson cottage

12.5 The Railway precincts



The Orange Railway Station Precinct

David Scobie Architects Pty Ltd

March 2012

Schedule

1. The Railway Station Forecourt
 2. The Railway Station
 3. The Stationmaster's House – 158 Peisley Street
 4. The Railway Institute and Library – 156 Peisley Street
 5. The District Superintendent's Office – 154 Peisley Street
 6. The Station Footbridge
 7. The Northern Dock Platform
 8. The Southern Platform, Canopy and Awning
 9. The Hand Throw Point Lever
 10. The Goods Yard Jib Crane
 11. The Goods Shed
 12. The Railmotor Shed
 13. Orange Station Signal Box
 14. Loading Bank
 15. The OPA Bulk (Fruit) Shed
 16. Perway Office and Sheds
 17. Former Railway Barracks – 96 Endsleigh Avenue
 18. Dalton's Flour Mill remnants – 84-88 Peisley Street
-

45

The Orange East Fork Locomotive Depot site with potential archaeology, including

1. 75 foot Diameter Turntable
2. Remnant Roundhouse & Loco. Service Roads
3. Seven Loco. Stabling Roads
4. District Locomotive Engineer's Office
5. Two Storey Loco. Crew Barracks
6. Chargeman's Office, Store, First Aid Room,. Meal Room, Sign-On Room
7. Engine Crew Locker Room
8. Amenities, Bike Shed, Boilermaker's & Fuelmens' Rooms
9. Loco. Arrival Road
10. Diesel Fuel Tanks – assumed
11. 140 foot Inspection Pit for Incoming Locomotives
12. Water Column
13. Engine Coaling Road as continuation of Arrival Road
14. Concrete Foundations of Holmen Coal Hoist and Coal Wagon Discharge Bunker
15. Sand Bin
16. Blowing Equipment to transfer loco sand from sand trucks to the Sand Bin
17. Ash Truck Road
18. Coke Bin
19. Brick Piers which supported the demolished Elevated De-ashing Road
20. Coal Stacking Road
21. Coal Stacking Road
22. Shed Arrival Road
23. Arnott's Biscuit Warehouse

- 24. Loco, Departure Road, now truncated at the southern end of the
Chargeman's Office block
- 25. 40,000 Gallon Elevated Water Tank
- 26. Orange East Fork Platform
- 27. East Fork Signal Box
- 28. 60 Foot Long Inspection Pit; filled in remains in the removed Loco
Departure Road
- 29. Remnant foundation to removed Water Column - assumed

References & Research: Euan Greer and Ray Love (1998), p.37

13.0 Conservation Areas

The definition and practical application of Conservation Areas now has wide validity. The purposes are to retain the heritage character, which groups of buildings and their settings have when viewed as a precinct. In recent years it has become clear that property owners regard being included within a Conservation Area as being more equitable, than being singled out individually as a heritage item. Real Estate Agents will commonly refer to the character of such areas with the implication that additional value can be attributed to a property in the Conservation Area because of the location and setting.

To this end there are seven such precincts recommended within the current Heritage Review. Five Conservation Areas were identified in the 1986 Study in the central area based on the National Trust housing studies, and Lucknow and Spring Hill and this Review has identified two additional precincts – the Duration Cottages in Glenroi and Newman Park in East Orange.

The Conservation Areas were reviewed to ensure that their integrity had been retained and that the Controls were appropriate. Boundary adjustments were considered and modifications recommended to Spring Hill and the Central Orange Conservation Areas. There are two reasons for the changes – ensuring that the significant building groups are protected and ensuring that the streetscapes established where buildings front both sides of streets are conserved and developed sympathetically.

As the boundary adjustments for the Central Orange Conservation Area and the additional Newman Park Conservation Area are substantial and were made after the first consultation period, these may require additional public consultation. However, it is recommended that as Policy, they should be adopted by Council in order that their integrity be respected when dealing with development and that upon completion of the consultation, they go forward as an Amendment to the LEP.

Where the Conservation Area boundary is within a street, the clause relating to ‘in the vicinity of’ can be used to ensure that sympathetic development occurs. This also applies to public infrastructure such as traditional curbing, footpaths and tree planting.

In relation to the Spring Hill Conservation Area, the boundary was reviewed as a result of public submissions and the revised boundary now reflects the original small village subdivision and excludes the larger and later village extension.

There are property owners who currently regard the Controls and their Application as being inappropriate and a brake on local development. These concerns are understood and the additional guidelines should ease this concern.

Furthermore, it could be anticipated that the appropriate guidelines could support and encourage increased levels of development. The steps in this process would commence with further detailed consultation followed by the development of draft

guidelines and case studies to illustrate the possibilities for sympathetic infill and alterations and additions with the Conservation Areas.

In view of the special character, community concerns and local traditions within Spring Hill and the Duration Cottages, it is recommended that the following Guidelines be developed for property owners within these two Conservation Areas. The objectives would include general support for appropriate development including the erection of sympathetic alterations and additions to existing buildings, the management of fibro materials, the construction of new buildings on lots suitable for development and the protection and enhancement of public streetscapes with tree planting, lighting, street furniture and pedestrian safety measures.

13.1 Development within Conservation Areas

The following are potential Guidelines for development within Conservation Areas to be included as Heritage Clauses within the Development Control Plan. The purpose is to provide instruction on the definitions used in the heritage inventory and how that should be interpreted when considering development.

1.0 Introduction & Background

The Conservation Areas are to be considered as whole heritage items in their own right. The character of the Conservation Area comes from each of the many components of the area (buildings, landscape elements, fences, roads, etc) and the relationships formed between these components. Each component will vary in its contribution to the significance of the Conservation Area. This contribution needs to be assessed before the degree of change that can be accommodated can be determined. Depending on this determination, some components can be replaced (and may be encouraged to be replaced); some will need to be retained in their current form; while most will be able to grow and change to accommodate contemporary needs provided those changes are designed to also maintain the contribution of the property to the heritage significance of the Conservation Area.

Components within the Conservation Area have been identified as being either 'items', 'contributory', or 'neutral' to the significance and character of the area. The individual Heritage Inventory sheets indicate whether places are heritage items, contributory items or neutral and within the Conservation Area. Each significant listed heritage item property within the Conservation Area is mapped accordingly. The assessment was made based on an analysis of the significance of the area and a review of the fabric within the area. The review was undertaken via a visual survey of each property located within the area.

Development in the Conservation Area is also guided by the provisions of the LEP, the Heritage clauses within the Development Control Plan (DCP).

Council property in the form of roadways, street-trees, original kerbs, public reserves, letterboxes and the like similarly contribute to the significance of the Conservation Area and will be maintained accordingly.

Reinstatement of lost heritage-significant fabric (eg. windows, decoration, verandahs, garden elements etc) is encouraged.

Applications for demolition are to be accompanied by:

- (i) an assessment demonstrating that demolition will not erode the overall significance of the area or lead to a cumulative effect from similar actions;
- (ii) building condition and/or economic viability reports, where necessary, to demonstrate retention is not viable;
- (iii) an application for the development of an appropriate replacement building.

2.0 Special Controls for Contributory Items

(2.1) Heritage Items and Potential Heritage Items

The following applies to buildings that are listed as heritage items or identified as potential heritage items. The primary objective of all new work to these buildings should be the maintenance of the building's heritage value, scale, form and significant physical fabric and to ensure that the cultural significance of the place is retained and enhanced.

Performance Criteria

New work to buildings identified as heritage items or potential heritage items is to demonstrate the following:

- (a) a focus on the restoration of original elements and features;
- (b) the retention of significant internal and external fabric of the building;
- (c) the removal of unsympathetic alterations and additions;
- (d) the appropriate use of materials and colours;
- (e) a high degree of restraint in terms of the level of alteration;
- (f) any future use of the place shall be chosen based on its ability to retain its cultural significance.

Controls

- Individual heritage items are to be retained.
- The original form of the building is to be respected.

(2.2) Contributory Items

The following applies to properties that are identified as 'contributory'. These buildings represent an integral component of the conservation areas and generally date from the key periods of development. They generally have a high level of intactness, but may have been subject to unsympathetic modifications that are reversible. The objective of all new work should have a focus on restoring the building's original elements and features. Guidance may be needed for material choice and colour. The objective of all new work is to be the maintenance of the building's heritage value, scale, form, significant physical fabric and character and to retain and enhance the contribution of the place to the overall character and cultural significance of the conservation area.

Performance Criteria

New work to buildings identified as 'contributory' should demonstrate the following:

- (a) a focus on the restoration of original elements and features visible from the public domain;
- (b) the retention of significant fabric;
- (c) the removal of unsympathetic alterations and additions;
- (d) the appropriate use of materials and colours;
- (e) a high degree of restraint in the level of alteration to contributory fabric.

Controls

- Development proposals should recognise, and where possible, enhance, the contribution of these places to the overall character and cultural significance of the conservation area.

- Contributory items should not be substantially altered or demolished unless the applicant can demonstrate that the loss of the existing building will not erode the overall character and significance of the conservation area or have a cumulative effect on similar properties.
- Alterations to Contributory Items should retain the character and scale of the existing building which contributes to the character and significance of the conservation area.
- The original form of the building is to be respected.

3.0 Special Controls for Neutral Items

The following applies to buildings identified as 'neutral'. These are buildings that are neither listed heritage items nor contributory items but are located within the conservation area. This grouping includes buildings that may relate to the areas historic development, but have been substantially altered. In such cases restoration may be preferable to new development, depending on the building's context and significance. The objective of all new work should be to enhance these buildings where appropriate and feasible. Removal is to be justified where restoration is not proposed.

Performance Criteria

Alterations and additions to buildings identified as 'neutral' should demonstrate the following:

- (a) the removal of unsympathetic alterations and additions;
- (b) the appropriate use of materials and colours;
- (c) a degree of restraint in the level of alteration to the buildings form.

Controls

- Individual buildings as 'neutral' are to be retained and enhanced unless it can be demonstrated that their removal will not compromise the significance of the area;
- Where retention is proposed the original form of the building is to be respected. Alterations and additions are not to dominate the original building form, but enhance it;
- Where demolition is proposed, justification for the removal of the building is to be demonstrated in accordance with standard submission requirements for Demolition.

4.0 Spring Hill Conservation Area Guidelines

Village development

Streetscape

- The coordinated introduction of street trees to complement the existing street trees is recommended for consolidating the character of the village and improving the amenity.
- The species should be selected to differentiate the two elements: the original village and the later extension. The style of traditional avenue planting should be used within the streets and conflicts with services avoided;
- To emphasise the village boundaries, the approaches to the village should be developed with native trees endemic to the area and planted in a more informal manner. This will produce a sense of arrival and distinguish the rural surroundings from the village;
- Traditional engineering solutions to drainage such as grassed swales and gravel finished vehicle crossovers should be used in place of concrete curbing and concrete culverts and expansive slabs.

Characteristic buildings and elements are integral to the cohesive character of the conservation area. Characteristic buildings date from the late Victorian and federation periods. They should generally be retained as they provide important historic references and the context for new work and infill development.

Some development has occurred in the conservation area that does not reflect the characteristic built form and is intrusive to the area's character. Examples of **uncharacteristic elements** include:

- Infill dwellings which do not reflect the scale and form of the context
- The removal of planting
- Extensive car parking areas and ancillary structures
- Removal of significant elements such as chimneys, front verandahs and windows.

Consideration can be given to demolishing or upgrading uncharacteristic elements provided it can be shown that the new development is sympathetic to the conservation area.

Explanatory Note(s):

Research

General policies for restoration, adaptive re-use and infill buildings

- Thorough research and investigation, reveal the original appearance of buildings and similar building types, through photographs, site visits and oral history;
- Conserve the original and significant character of the building exteriors including their materials, finishes, details and colours;
- Conserve significant landscape elements including layouts and plantings;
- Remove elements where they are known and can be demonstrated not to be historically significant;
- Respect and value the sustainability of the remnant fabric and embodied energy;
- Adapt buildings for new and appropriate uses where the changes are sympathetic and do not detract from the significance.

Explanatory Note(s):

An excellent standard reference is *'The Complete Australian Old House Catalogue'*. Ian Evans, Flannel Flower Press, 1990

Alterations, additions and infill development

Objectives

1. Retain characteristic buildings from significant periods of development for the conservation area.
2. Retain details and features that are characteristic of the conservation area, and encourage reinstatement of these features where they have been removed.
3. Encourage new buildings to respond positively to the character of adjoining and nearby buildings.
4. Ensure that new work is sympathetic to the bulk, mass and scale of characteristic buildings in the conservation area.

The standard reference for development within heritage areas is *'Design in Context: Guidelines for Infill Development in the Historic Environment'*, NSW Heritage Office & RAIA, 2005.

Controls

1. Retain characteristic buildings and features including plantings
2. Characteristic buildings are to be retained. Demolition will not be considered unless the applicant can demonstrate that the building or structure is not a characteristic building is of little heritage significance or is structurally unsound or beyond repair.

Explanatory Note(s):

Timber buildings are easily repaired by replacing weatherboards and the timber structure.

The Local Heritage Assistance Fund can provide financial assistance for reinstatement of characteristic elements and features.

3. Original features and materials of characteristic buildings are to be retained. Reinstating features that have been removed is encouraged. This includes verandahs, decorative joinery, doors, windows and chimneys. The use of cladding (vinyl, metal, over timber weatherboards and brick work is not supported)
4. Changes that remove or obscure characteristic features are not supported. This includes enclosing open verandahs, removing decorative features, replacing timber windows and doors with aluminium or other materials, rendering or painting face brick and removing chimneys that are visible from the street.
5. Rendering or painting face brick or stone is generally not supported.
6. Replacement doors and windows where required and new doors and windows are to be timber.
7. Photo-electric panels and solar hot water systems should be located to the rear of the property so that they are not visible from the street.

Alterations and additions

1. Design new work to complement the style and period of the building in terms of style, scale, form, roof form and materials. New works can be a modern interpretation and does not need to strictly follow the original style.
2. Alterations should generally be to the rear of the property. Alterations to the side can be considered where side setbacks are sufficient.
3. Additions are to retain, and be subservient in form and scale, to the primary form of the building.
4. New work is to be below the main ridge height of the building, and be articulated from the primary form by setbacks in the walls and height of the roof. Maintain a descending scale to the rear.
5. Use vertically proportioned windows.
6. Select materials to complement the period and style of the building and the conservation area. Use compatible, but not necessarily matching materials – modern materials may be appropriate.
7. Doors and windows are to be timber.

Two storey and roof additions

1. Two storey additions are generally not

Applications for demolition must be accompanied by a Heritage Impact Statement prepared by a suitably qualified consultant and structural or building surveyors report identifying in detail the condition of building and any required repairs.

Explanatory Note(s):

Alterations and additions are also required to satisfy the requirements of the DCP.

Explanatory Note(s):

appropriate in the conservation area unless there is a fall of the site to the rear. Where they can be considered, the addition is to be set behind the principal building form and be lower than the ridge height of the principal roof. The addition is not to extend across the full width of the building form.

2. Roof and attic additions can be considered where there are no dormers to the front or side elevations and the works do not require removal or lowering of ceilings in the front rooms of the principal building form.

Infill development

1. Infill development is to reflect the characteristic buildings in the vicinity in terms of bulk, scale, roof form, setbacks and materials.
2. Setbacks are to reflect the patterns of adjoining houses and the general pattern of the street.
3. Use pitched roofs with terracotta tiles or corrugated steel and traditional flashings.
4. Contemporary design is acceptable where it is sympathetic to the characteristic built form of the conservation area, particularly in terms of bulk, scale, height, form or materials.
5. Designs that provide open verandahs are encouraged.
6. Use wall materials similar to those used in the village to break up the mass of the building and provide detail to the elevations.
7. All development is to be provided with a site plan illustrating planting sufficient to complement the heritage setting and provide privacy and amenity. Exotic and native species endemic to the region are appropriate.

The standard references are
'Colour Schemes for Old Australian Houses, Vols. 1 & 2'.
Ian Evans, Clive Lucas and Ian Stapleton, Flannel Flower Press, 1984.

Colour schemes

The controls aim to encourage use of colours in a traditional way with base colours and highlights to appropriate elements. It is not intended to demand strict adherence to prescribed colours. External redecoration may be eligible for a grant from the Council Local Heritage Assistance Fund, if carried out using traditional colours and details.

Objectives

1. Encourage appropriate colour schemes suitable to the period of the property.

Controls

1. Colour schemes are to reflect the period and detail of the property.
2. Painting face brick is not supported.

Garages, carports and sheds

The absence of garages and carports in the streetscape is an important characteristic of the conservation area. A number of the streets have rear lanes, and where the property is adequate, consideration can be given to a double garage/ carport on the rear lane.

Sheds and ancillary buildings are characteristic of rural villages and are appropriate where located to the rear of the site and subservient to the scale of the dwelling.

Objectives

1. Minimise visual intrusion from garages and carports, and require structures to be located behind the building line.
2. Establish parameters for the proportion and detailing of garage and carports.

Explanatory Note(s):

Controls

1. Where possible, car access should be from a rear lane.
2. Where no rear lane access is available locate the garage or carport behind the building line, or preferably to the rear of the property. Alterations that require removal of original features on a front elevation or require demolition of significant building fabric to enable car access will not be supported.
3. Materials are to be compatible with the materials of the main building. Any detailing is to be subservient to the detailing or decorative features of the main building.
4. Max size of garages:

Single garage – 2700mm wide x 6000mm long, 2400mm walls, the roof pitch to match that on the dwelling. Garage roller door 2400mm wide.

Double garage – 6000mm wide x 6000mm long, 2400mm walls, the roof pitch to match that on the dwelling. Two roller doors 2400mm wide in 2 equal wall bays.
5. Specifications:

Walls can be in Custom Orb galvanized corrugated metal or colorbond Shale Grey or Windspray, or painted weatherboards.

Roll barge and ridge roll top flashings.

Gutters are to be traditional smooth quad or ogee profile and galvanized or colorbond Shale grey or Windspray. Downpipes to be circular

Roofs to be galvanized corrugated metal or colorbond Windspray or Shale grey 6. Doors may be tilt doors of a simple design and neutral colour. Roller doors may be considered on merit.	Explanatory Note(s):
Carports 7. Where a carport is to be constructed to the side of a house: Single car – setback at least 1m from the principal building line or level with the back of the front verandah. Use a skillion or flat roof form in corrugated metal with the high point set below the eave of the principal building form. Length is to be no more than half the length of the side of the building to which it is attached. 8. Double carports can be considered on rear lanes.	
Gardens Private gardens play an important role in the character of the conservation area by reinforcing street plantings and the local parks. Garden layouts and plantings often relate to the period of the house, and planting gardens that reinforce the period and character of the house is encouraged. Planting schemes can include native plants to achieve the same effect as a traditional garden. Planting should also be used to screen and model the bulk and scale of additions, tanks and ancillary buildings as well as providing privacy, amenity and heritage character. Objectives 1. Encourage traditional garden layout and planting schemes. 2. Retain original paths and garden structures. 3. Discourage construction of uncharacteristic structures in front gardens. Controls 1. Retain original paths and garden layouts. 2. Use traditional planting schemes – consider use of native species to achieve a traditional effect. 3. Retain significant trees.	The National Trust's Inter-war Gardens Guide is a useful source on traditional garden layouts. Also refer to Peter Cuffley's, <i>Cottage Gardens in Australia</i>, Flannel Flower Press.

Fences

Fences play an important role in the streetscape of the conservation area, including the streetscape of rear lanes. Fences should relate to the period of the house. The guide Which Fence for My House (Wagga wagga Civic Trust, Active Print, 2000) is a useful reference for owners, and demonstrates fence styles that are suitable for houses from different periods. Contact the Council Heritage Advisor, for further advice.

The standard reference is 'Getting the Details Right: Restoring Australian House 1890s – 1920s', Department of Planning, Flannel Flower Press, 1989. It includes scale drawings of fences, carports and verandahs for use by Carpenters and Joiners.

Objectives

1. Retain original front fences.
2. Limit the height of side and rear fences, particularly where they are visible from the street or rear lane.
3. Encourage replacement of unsympathetic fencing with more appropriate fences that are related to the period and style of the property.
4. Encourage use of sympathetic materials for side and rear fences, and discourage use of colorbond panelling and swimming pool style palisading.

Controls

1. Retain original front fences, or, if in need of repair, replace on a like for like basis.
2. Front fences to be a maximum height of 900mm.
3. Side fences that are visible from the street are to be constructed in timber or corrugated metal in a galvanized or colorbond Shale Grey or Windspray colour.
4. The side fence is to slope down to a maximum height of 900mm at the front main building line.
5. Side and rear fences greater than 1.8m in height will not generally be supported.

5.0 Duration Cottage Conservation Area Guidelines

Residential development

Characteristic buildings and elements are integral to the cohesive character of the conservation area's residential precinct. Characteristic buildings should generally be retained and are important references for new work and infill development.

Some development has occurred in the conservation area that does not reflect the characteristic built form and is intrusive to the area's character. Examples of **uncharacteristic elements** include:

- Alterations which are not built in a sympathetic style;
- Alterations and additions which do not use sympathetic materials and finishes
- Car parking structures
- Removal of significant elements such as doors, windows and verandahs.

Consideration can be given to demolishing or upgrading uncharacteristic elements provided it can be shown that the new development is sympathetic to the conservation area.

Alterations, additions and infill development

Objectives

1. Retain characteristic buildings from significant periods of development for the conservation area.
2. Retain details and features that are characteristic of the conservation area, and encourage reinstatement of these features where they have been removed.
3. Encourage new buildings to respond positively to the character of adjoining and nearby buildings.
4. Ensure that new work is sympathetic to the bulk, mass and scale of characteristic buildings in the conservation area.

Controls

1. Retain characteristic buildings and features
2. Characteristic buildings are to be retained. Demolition will not be considered unless the applicant can demonstrate that the building or structure is not a characteristic building is of little heritage significance or is structurally unsound or beyond repair.

Explanatory Note(s):

For general information refer to Peter Cuffley, 'Australian Houses of the Forties and Fifties', Five Mile Press, 1993.

Chapter Four: The Post-War Housing Boom, provides a good discussion of the social history, the use of lightweight materials, and standard floor plans,

Chapter Six: Defining the Styles, p.121-122 provides a good summary description of Post-war Austerity, which is an accurate definition of the style evident at Glenroi.

The standard reference for development within heritage areas is 'Design in Context: Guidelines for Infill Development in the Historic Environment', NSW Heritage Office & RAIA, 2005.

3. Original features and materials of characteristic buildings are to be retained. Reinstating features that have been removed is encouraged. This includes verandahs, decorative joinery, doors, and windows. The use of additional external cladding (vinyl, metal, over timber weatherboards and brick work is not supported)
4. Changes that remove or obscure characteristic features are not supported. This includes enclosing open verandahs, removing decorative features, replacing timber windows and doors with aluminium or other materials, rendering or painting face brick and removing chimneys that are visible from the street.
5. Rendering or painting face brick is generally not supported.
6. All doors and windows to front elevations are to be timber in traditional sizes and types.

Alterations and additions

7. Design new work to complement the style and period of the building in terms of style, scale, form, roof form and materials. New works can be a modern interpretation and do not need to strictly follow the original style.
8. Alterations should generally be to the rear of the property. Alterations to the side can be considered where side setbacks are sufficient.
9. Additions are to retain, and be subservient in form and scale, to the primary form of the building.
10. New work is to be below the main ridge height of the building, and be articulated from the primary form by setbacks in the walls and height of the roof. Maintain a descending scale to the rear.
11. Use vertically proportioned windows.
12. Select materials to complement the period and style of the building and the conservation area. Use compatible, but not necessarily matching materials – modern materials may be appropriate.
13. Photo-electric panels and solar hot water systems should be located to the rear of the property so that they are not visible from the street.

Explanatory Note(s):

Timber buildings are often easily repaired by replacing damaged elements of the timber structure and replacing fibro with fibre-cement products where it cannot be encapsulated.

The Local Heritage Assistance Fund can provide financial assistance for reinstatement of characteristic elements and features.

Applications for demolition must be accompanied by a Heritage Impact Statement prepared by a suitably qualified consultant and structural or building surveyors report identifying in detail the condition of building and any required repairs.

Alterations and additions are also required to satisfy the requirements of Section 9 of the DCP.

Two storey and roof additions

1. Two storey additions are not supported in the conservation area unless there is a fall of the site to the rear. Where they can be considered, the addition is to be set behind the principal building form and be lower than the ridge height of the principal roof. The addition is not to extend across the full width of the building form.

2. Roof and attic additions are generally not supported due to the characteristic low roof pitch on the dwellings..

Infill development

1. Infill development is to reflect the characteristic buildings in the vicinity in terms of bulk, scale, roof form, setbacks and materials.
2. Setbacks are to reflect the patterns of adjoining houses and the general pattern of the street.
3. Use pitched roofs with corrugated steel in the standard custom orb profile and traditional rolled flashings, quad gutters and circular steel downpipes similar to those in the vicinity.
4. Contemporary design is acceptable where it is sympathetic to the characteristic built form of the conservation area, particularly in terms of bulk, scale, height, form or materials.
5. Construction using lightweight construction is recommended.
6. Designs with open front verandahs are encouraged in particular where these are characteristic of the buildings in the vicinity.
7. Use a wall materials and cladding details to break up the mass of the building and provide detail to the front elevations similar to the buildings in the vicinity.
8. All doors and windows to front elevations are to be timber.

Colour schemes

The controls aim to encourage use of colours in a traditional way with base colours and highlights to appropriate elements such as the doors, windows, eaves, fascias and guttering. It is not intended to demand strict adherence to prescribed colours. External redecoration may be eligible for a grant from the Council Local Heritage Assistance Fund, if carried out using traditional colours and details.

Objectives

1. Encourage appropriate colour schemes suitable to the period of the property. Generally these were white for the door and windows contrasted with pastel shades of green and cream for the sheeted walls.

Controls

1. Colour schemes are to reflect the period and detail of the property.
2. Painting face brick is not supported.

Explanatory Note(s):

Refer to the local standard reference: *'Heritage Manual: A Guide to Identifying Orange Heritage Buildings and Places'*, Orange City Council, 2006. P. 31 – Fibro Era 1920s – 1970s.

Garages, carports and sheds

The absence of garages and carports in the streetscape is an important characteristic of the conservation area. Carports may be accommodated where the design reflects the traditional form and located behind the building lines.

Ancillary buildings such as sheds should be located to the rear of the dwelling and be clad either in corrugated steel – Windspray colour or fibre cement sheeting with a pitched roof to match the dwelling.

Additional ancillary buildings should include suitable planting on the site to screen and model the bulk and scale of the structures.

Objectives

1. Minimise visual intrusion from garages and carports, and require structures to be located behind the building line.
2. Establish parameters for the proportion and detailing of garage and carports.

Controls

1. Where possible, car access should discrete to have minimal impact upon the dwelling and streetscape.
2. Locate the garage or carport behind the building line, or preferably to the rear of the property. Alterations that require removal of original features on a front elevation or require demolition of significant building fabric to enable car access will not be supported.
3. Materials are to be compatible with the materials of the main building. Any detailing is to be subservient to the detailing or decorative features of the main building.
4. Max size of garages:

Single garage – 2700mm wide x 6000mm long, 2400mm walls, Roof pitch to match dwelling. Garage roller door 2400mm wide.

Double garage – 6000mm wide x 6000mm long, 2400mm walls, Roof pitch to match residence. Two roller doors 2400mm wide in 2 equal wall bays.
5. Specifications:

Walls can be in Custom Orb corrugated steel, weatherboards, or fibre cement sheet in Windspray or shale Grey and matching steel roofs.

Roll barge and ridge roll top flashings.

Gutters are to be standard traditional smooth

Explanatory Note(s):

- | | |
|---|-----------------------------|
| quad profile and downpipes to be circular. | Explanatory Note(s): |
| 6. Doors may be roller or tilt doors of a simple design and Windspray or Shale Grey colour. | |

Carports

- | | |
|---|--|
| 7. Where a carport is to be constructed to the side of a house:

Single car – setback at least 1m from the principal building line or level with the back of the front verandah.

Use a skillion or flat roof form in corrugated metal with the high point set below the eave of the principal building form. Length is to be no more than half the length of the side of the building to which it is attached. | |
| 8. Double carports can be considered to the rear of the dwelling where space is available. | |

Gardens

Private gardens play an important role in the character of the conservation area by reinforcing street plantings and the local parks.

Garden layouts and plantings often relate to the period of the house, and planting gardens that reinforce the period and character of the house is encouraged. The Orange climate is compatible with the needs of many exotic plant varieties, particularly where they reflect the cottage garden style. Planting schemes can include native plants endemic to the area to produce a complementary garden.

Objectives

1. Encourage traditional garden layout and planting schemes.
2. Retain original paths and garden structures.
3. Discourage construction of uncharacteristic structures in front gardens.

Controls

1. Retain original paths and garden layouts.
2. Use traditional planting schemes – consider use of native species to achieve a traditional effect.
3. Retain significant trees.

Fences

Fences play an important role in the streetscape of the conservation area, including the streetscape of rear lanes. Fences should relate to the period of the house. The guide Which Fence for My House (Wagga wagga

The National Trust's Inter-war Gardens Guide is a useful source on traditional garden layouts. Also refer to Peter Cuffley's, *Cottage Gardens in Australia*, Flannel Flower Press.

Civic Trust, Active Print, 2000) is a useful reference for owners, and demonstrates fence styles that are suitable for houses from different periods. Contact the Council Heritage Advisor, for further advice.

Objectives

1. Retain original front fences.
2. Limit the height of side and rear fences, particularly where they are visible from the street or rear lane.
3. Encourage replacement of unsympathetic fencing with more appropriate fences that are related to the period and style of the property.
4. Encourage use of sympathetic materials for side and rear fences, and discourage use of colorbond panelling and swimming pool style palisading.

Controls

1. Retain original front fences, or, if in need of repair, replace on a like for like basis.
2. Front fences to be a maximum height of 900mm.
3. Side fences that are visible from the street are to be constructed in timber or corrugated metal in colorbond Windspray or Shale Grey.
4. The side fence is to slope down to a maximum height of 900mm at the front main building line.
5. Side and rear fences greater than 1.8m in height will not generally be supported.

Explanatory Note(s):



Photographs of lightweight construction using a combination of traditional sheet and board external cladding materials which would be sympathetic with the context of the Duration Cottages Conservation Area.

14.0 General Recommendations

14.1 The Orange City Council Heritage Inventory

- The current Heritage Inventory of heritage items has been advertised and public comment invited on the items, their significance and the identification of any gaps in the Inventory;
- Council is to adopt the revised Inventory as Draft status, prior to being incorporated into the Heritage Schedule of the LEP 2011. This is to ensure that owners do not take pre-emptive actions prior to the properties being given the additional protective measure of statutory protection via Gazettal;
- Council should encourage wide use of the Heritage Inventory for related projects where they support Conservation, including the Historical Society and National Trust;
- Council staff should actively manage the Heritage Inventory including completing new listings for properties on the standard format when places are reviewed as part of the DA or Building Certification processes and where property owners, the Historical Society, National Trust or other similar parties nominate sites, in order that correct and current records may be maintained and that future heritage reviews may be completed efficiently.

14.2 LEP & DCP Heritage Clauses & References

- It appears that the new LEP 2011 utilises the standard Heritage Clauses recommended for Local Environmental Plans, including the Incentive Clauses, and is the same as the Standard instrument order 2006 No. 155;
- Council to review the Draft LEP 2011 clauses to allow for the following, as recommended within this heritage review:
 - A Definition and standard Clauses in relation to the proposed Conservation Areas;
 - Update to provide the correct references: NSW Heritage Office and NSW Heritage Council as relevant;
 - References to reference documents such as the Heritage Impact Statement, Conservation Management Plan and Standard Archival Record are current.
- Council to review the Heritage Clauses – DCP 13 within the DCP 2004 and adopt a range of existing and new Clauses and guidelines suitable for the Conservation Areas, listings and general heritage conservation within Orange. The NSW Heritage Office is developing a standard DCP – Heritage and is

able to offer assistance in this regard. Bathurst City Council has a DCP – Heritage which is comprehensive and applicable across a similar context to Orange and should provide a useful guide.

14.3 Heritage Management and Procedures

- Council to identify an Officer from staff with the responsibility for the carriage of heritage related issues. The Officer should receive regular training through attendance at the Heritage Office Training functions;
- The NSW Heritage Office is to be responsible for reviewing, commenting and adding the Heritage schedule to the NSW online inventory in due course;
- There are items recommended for further assessment as having State significance for listing on the NSW State Heritage Register and these are to be managed as such until the NSW Heritage Office confirms their status.
- Council to continue to utilise the services of a Heritage Advisor to perform the standard duties specified by the NSW Heritage Office and agreed to by Council.

15.0 Heritage Strategies: Engaging the Community

- 1.1 Council should continue the local heritage fund at the current maximum level to promote good conservation projects within the Council area. It is noted that Bathurst City Council provides a heritage fund of \$45,000 per year;
- 1.2 Council should continue to provide for a Heritage Committee to operate under the Local Government S355 guidelines and with their responsibilities established by the NSW Heritage Office, including the following tasks:
 - *Administer the Local Heritage Assistance Fund;*
 - *Support the local Branch of the National Trust in coordinating a range of local Heritage events which satisfactorily integrate into the current Events calendar and focus upon the unique character provided by the large number of significant heritage properties in the region;*
 - *Seek private sponsorship for the proposed Heritage Festival and other Heritage related events and projects;*
 - *Assist the Council in rolling out an Interpretive panel programme for a 5 year implementation period with funding from the Council resources and Corporate Sponsorship;*
 - *Support local Community organisations with a focus on heritage: the Historical Society, National Trust, Land Council and Family History Groups to develop a series of Heritage Trails and associated interpretive literature and websites;*
 - *Liaise with the Local Aboriginal Land Council and the active Local Aboriginal Descendant Group, to garner support for the establishment of Aboriginal Interpretive places for the purpose of communicating aboriginal cultural significance more widely;*
 - *Complement existing tourism initiatives with additional on-line content and brochures, apple and android software base Applications and web based information covering significant Heritage places within visitor areas over a 5 year programme;*
 - *Establish a Fund to support local groups in publishing community based histories and interpretation related to heritage: people, events and places;*
 - *Assist the Historical Society with the establishment of the new facilities for a Temporary Exhibition space and Exhibition programme related to local history.*
 - *Support the Central West Libraries, Collections Development Policy (Local Studies) by ensuring mechanisms are in place for the deposit of relevant Council publications and records relating to the archival records of demolished places;*
 - *As above for the relevant Heritage publications, Instructional literature and Technical guides related to Conservation practice. The above are current best practice within other regions of NSW and are designed to assist those carrying out historical research, technical research and for the preservation of records;*

16.0 Heritage Strategies: Education, Training and Promotion

- 16.1 Orange City Council to arrange seminars and workshops in conjunction with the Heritage Committee and NSW Heritage Office for the provision of current trade, planning and professional advice for building owners, developers and interested parties.
- 16.1.1 Specific issues which are worthy of attention include the use of solar hot water, solar photo-voltaic panels, the use of external render and replacement roofing material options.
- 16.2 Currently Council provides generous services relating to Heritage, Tourism, Museums and Community development widely within the central west across Council boundaries.
- 16.2.1 It is recommended that Council continue this practice by consolidating a position as a leader in these fields within the Central West. Greater financial support should be requested from levels of Government and Private Industry to ensure that key related events are held within Orange and that the City is regarded as the leader in the area of heritage and cultural tourism.
- 16.3 Orange City Council through the appropriate staff and Committees should support the production of additional heritage publications, newspaper articles and walks brochures based on the heritage study information:
- 16.3.1 *Publications and web-based information – Orange City Council Thematic history as the basis for brochures;*
- 16.3.2 *The Villages of Orange: Walking guides, Interpretation and plaques;*
- 16.3.3 *Supplemented by the resources and assistance from volunteers from the Orange & District Historical Society*

17.0 Conservation Areas

- Consideration be given for the revision of the existing Conservation Areas and their boundaries to better reflect current practice of protecting streetscapes;
- Consideration be given for the statutory listing of the new Duration Cottages Conservation Area; and
- Consideration be given to further study and subject to the appropriate public consultation statutory listing of the Newman Park Conservation Area, extensions to the Central Conservation Area and the South East (Glenroi) Conservation Area.

17.1 The Central Orange Heritage Conservation Area

Statement of Significance:

Consisting of a range of buildings dating from the latter part of the nineteenth century and the early part of the twentieth, the conservation area has historical importance for reflecting the development and prosperity of Orange during this period.

The conservation area exhibits several fine examples of different architectural styles. The building materials used the mature street trees and the fine parklands all help to bring the area together as an aesthetically pleasing whole and as a townscape of importance.

Representing much of the core of the city, the conservation area has an appreciable level of social significance for the Orange community.

This area includes a high concentration of sites of heritage significance, and displays the progressive waves of the town's growth.

The Conservation Area has different characteristics for residential areas and the commercial centre, as follows.

- ***Residential Areas:***
There is an important spread of Victorian buildings (especially public and ecclesiastical buildings), and many buildings from the turn of the century, with late Victorian and Edwardian features. These are of particular significance because of their concentration and general good condition.

Some significant Federation houses exist, many located on corner blocks, and bungalows of the twenties and thirties make up a major element in the housing stock of the area.

Within all these architectural styles, there are significant common features, including the use of the vernacular 'buff brown' brick, the use of corrugated iron roofs and the consistent front verandah element.

The Central Conservation Area has the rare combination of these common elements from each of the building periods, and wide streets often complemented by large trees. A number of front fences and gardens retain their original style, and reinforce the identity of the periods.

- *The CBD*

In the CBD, the strong consistency of scale and harmony of styles, evident in the early 20th century, has been progressively reduced. Many ground floor shopfronts, built between the 1870s and the 1920s, have been replaced with post 1960s styles, and some first floor facades have been covered with metal sheeting.

The Post Office Precinct, which includes the Post Office, Palmers Building, Commonwealth Bank, Hotel Canobolas and the Royal Hotel, provide a heritage focus for the CBD.

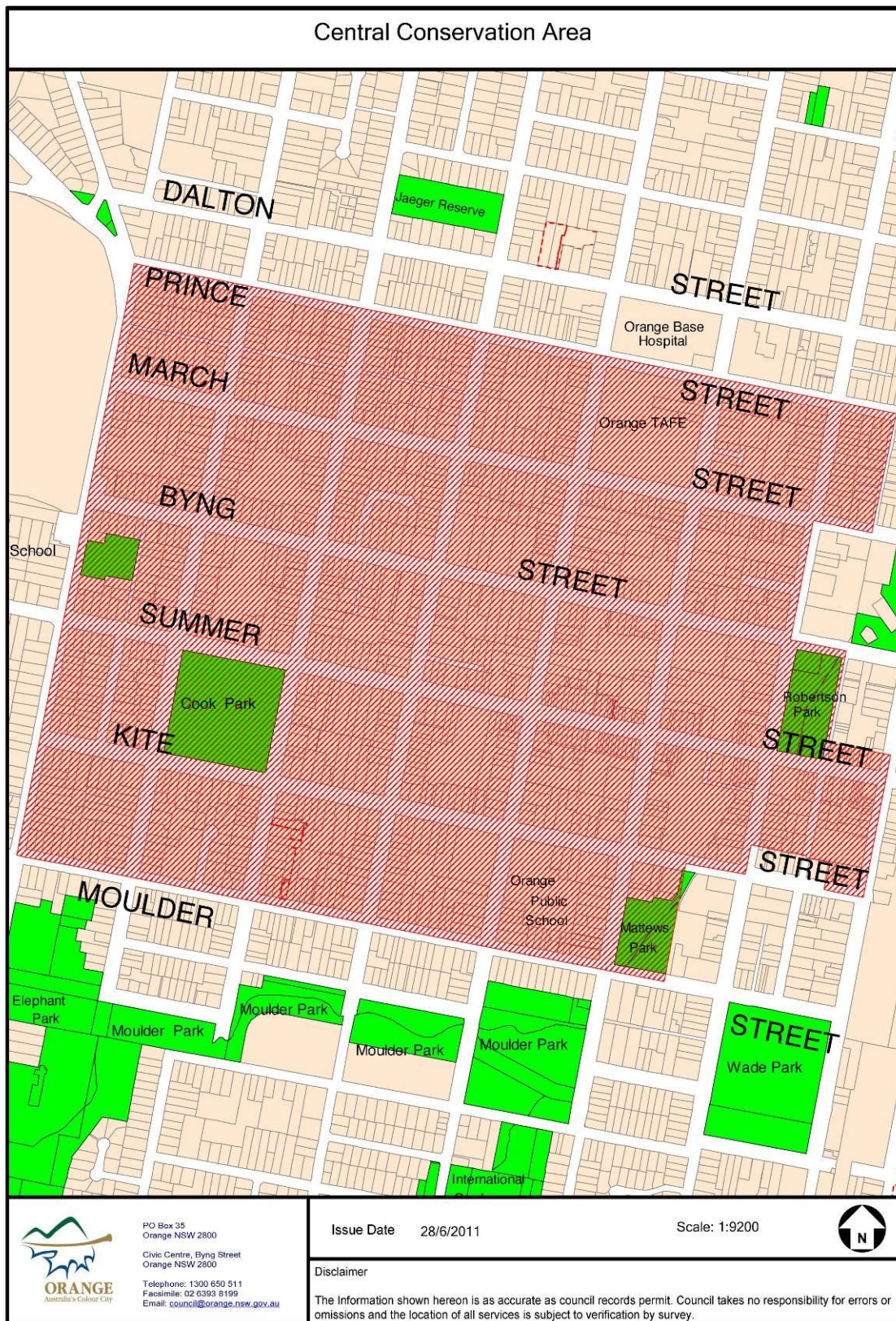
Other commercial and public buildings have been identified as having heritage significance, and contribute to the city's heritage.

- Council to consult with the community and CBD property owners regarding future appropriate development, to review the existing guidelines, and to prepare additional guidelines related to development with CBD Conservation Area.
- The objectives would be to provide greater clarity for CBD property owners regarding which properties are recommended for retention, which have neutral heritage value and those for which a replacement building would be encouraged.

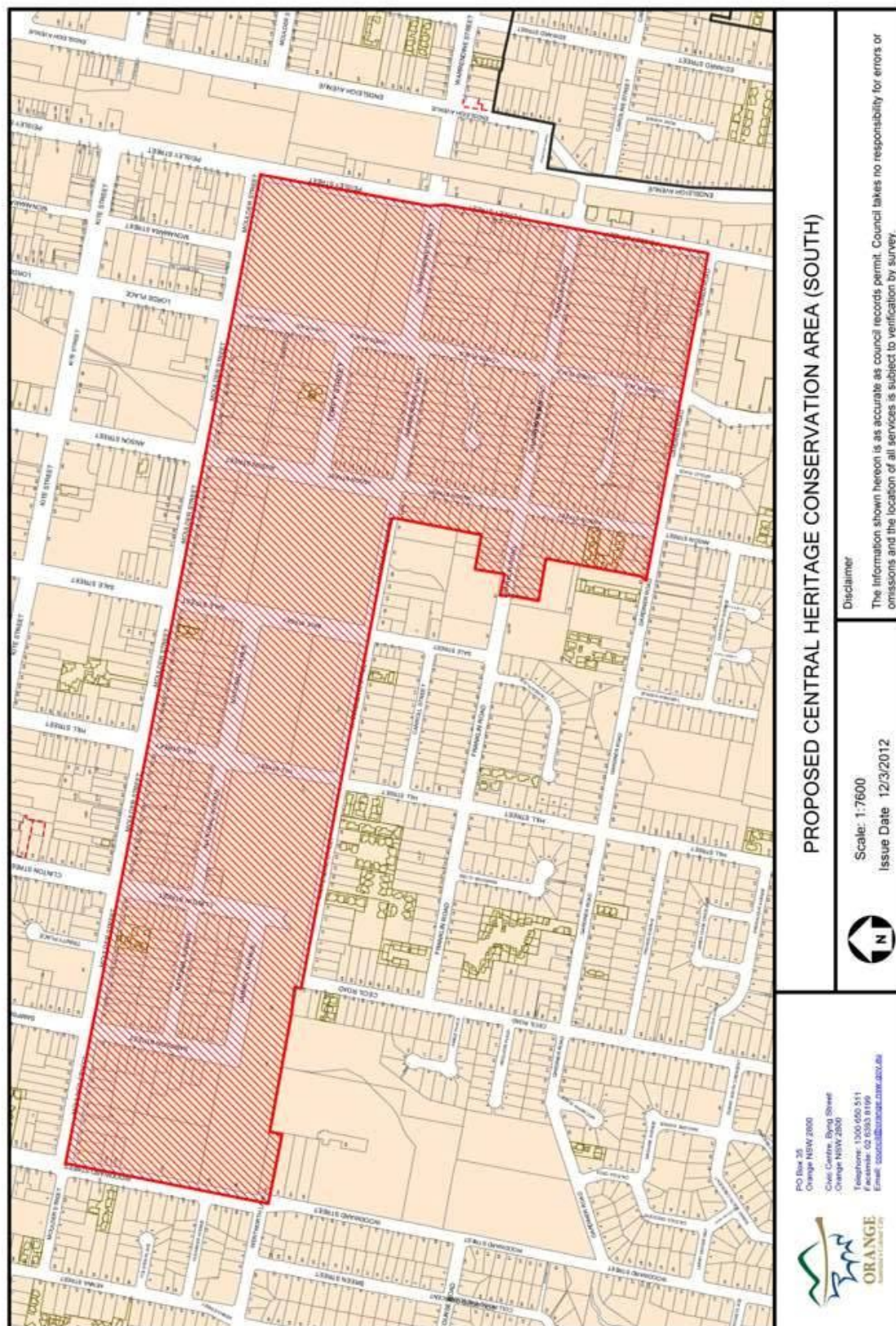
- *The Central Orange Conservation Area Boundaries*

It is recommended that following further study, the Conservation Area boundary be amended as indicated on the enclosed plans – Central Conservation Areas (South) and (North). This will protect the streetscapes through including properties on opposite sides of the street and in addition encourage sympathetic development of the included properties to complement and enhance the heritage significance of the Conservation Area. The boundary adjustment is consistent with the Inter-war housing study prepared by Scott Robertson for the National Trust in 1995.

These issues were identified during the public consultations and property owners are yet to be notified. Council should therefore adopt the recommendations as a Draft and consult in the usual manner. Following the public consultation and any amendments, the Conservation Area should go forward as an amendment to the LEP.



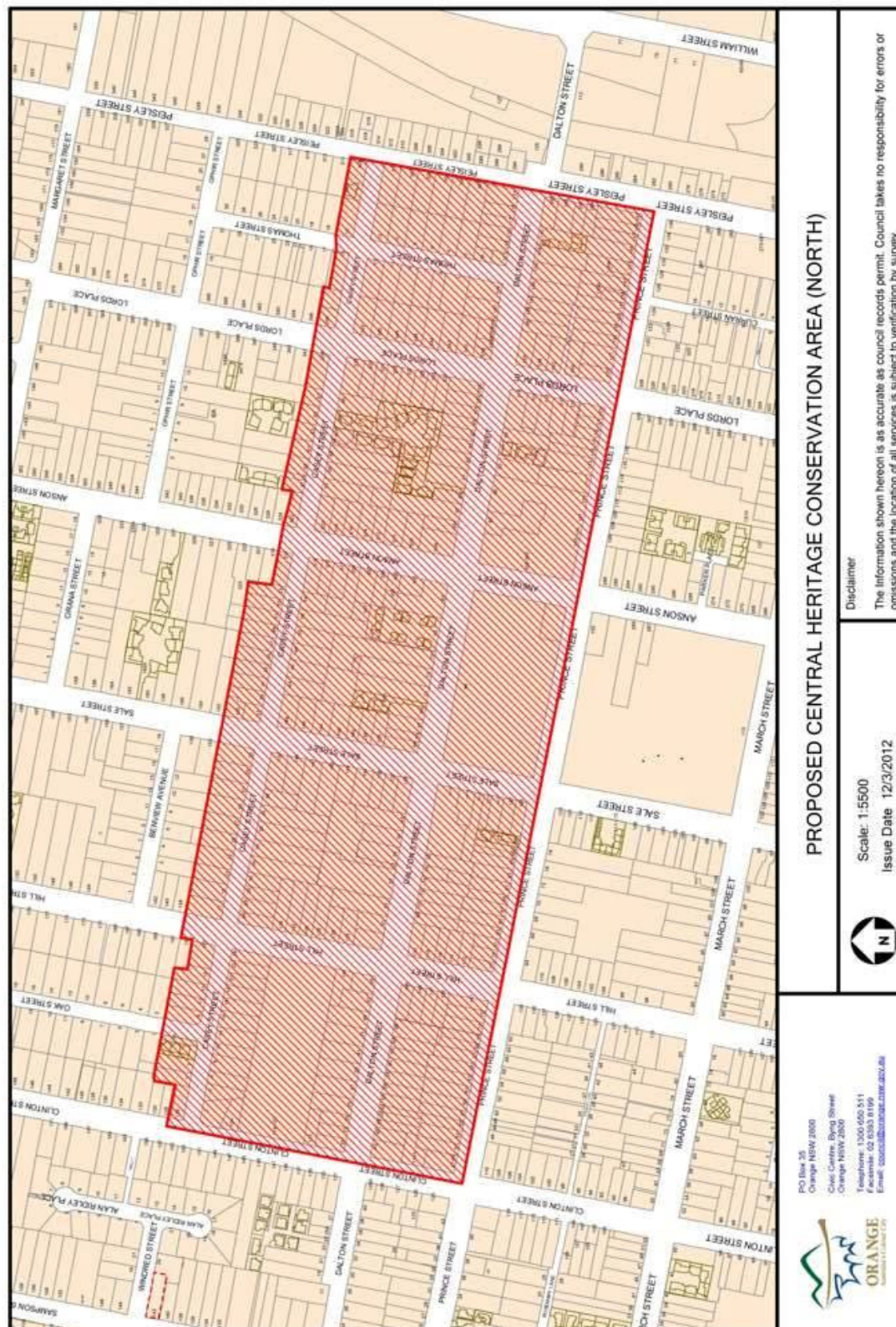
- The above map is the existing Central Conservation Area



- The above map is the proposed extension to the South of the Central Conservation Area, designed to protect a range of significant buildings and streetscapes.

David Scobie Architects Pty Ltd

March 2012



- The above map is the proposed extension to the North of the Central Conservation Area, designed to protect a range of significant buildings and streetscapes.

17.2 The East Orange Urban Conservation Area

Statement of Significance:

The East Orange Conservation Area consists of the 1888 Municipality of East Orange formed to represent the growing smaller subdivisions and mixed housing which grew around the Highway. The variety of building stock and urban character reflects an independent identity and is valued by the community.

The East Orange Conservation Area is centred on the small nucleus of the former Municipal Council Chambers, Post Office, and shops of the Dora, Summer and McLachlan Street intersection. The buildings in the suburb of Bowen (East Orange) are a diverse mix of mainly modest brick and timber houses – traditionally known as Workman's houses or cottages, terraces and local shops, displaying late Victorian and Edwardian period styles, or the later bungalow style.

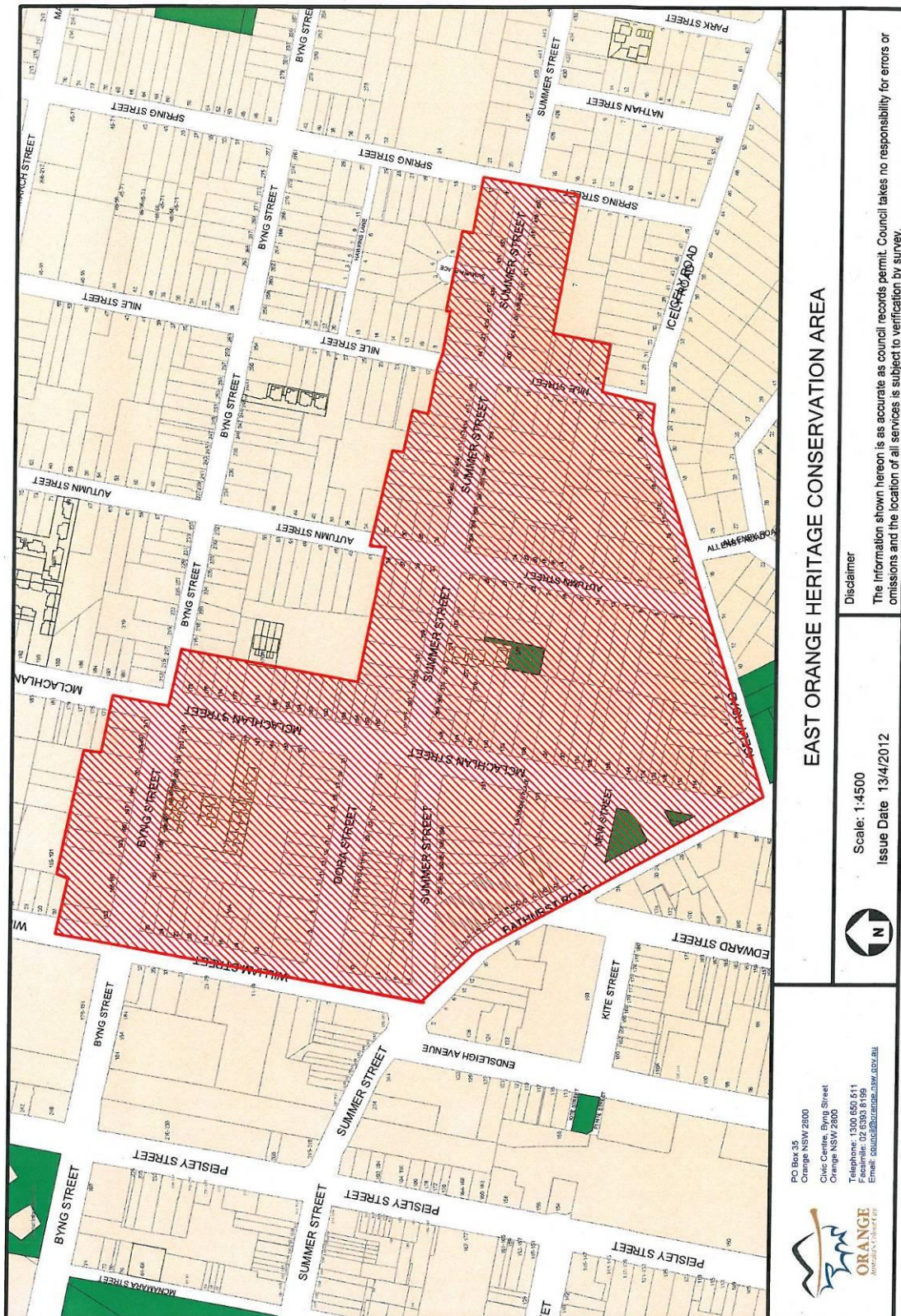
A few late Victorian houses remain in McLachlan and William Streets, while a fine set of four single brick terraces exist in Autumn Street, with houses from the same period opposite.

On the southern boundary of the heritage area, the grand two storey Bowen Terrace, of 1876, provides an impressive entry to the town centre.

Some timber houses from the end of the 19th century, with original details, are still evident in East Orange.

Corner shops are a characteristic of the East Orange Conservation Area, with Mackies Store a notable example.

With the diversity of brick, timber and corrugated iron buildings, the area contrasts in character with the consistency of the period brick houses in Central Orange. This diversity provides the area's character.



- The above map is the existing East Orange Conservation Area where no changes are proposed.

17.3 South East Orange (Glenroi) Conservation Area

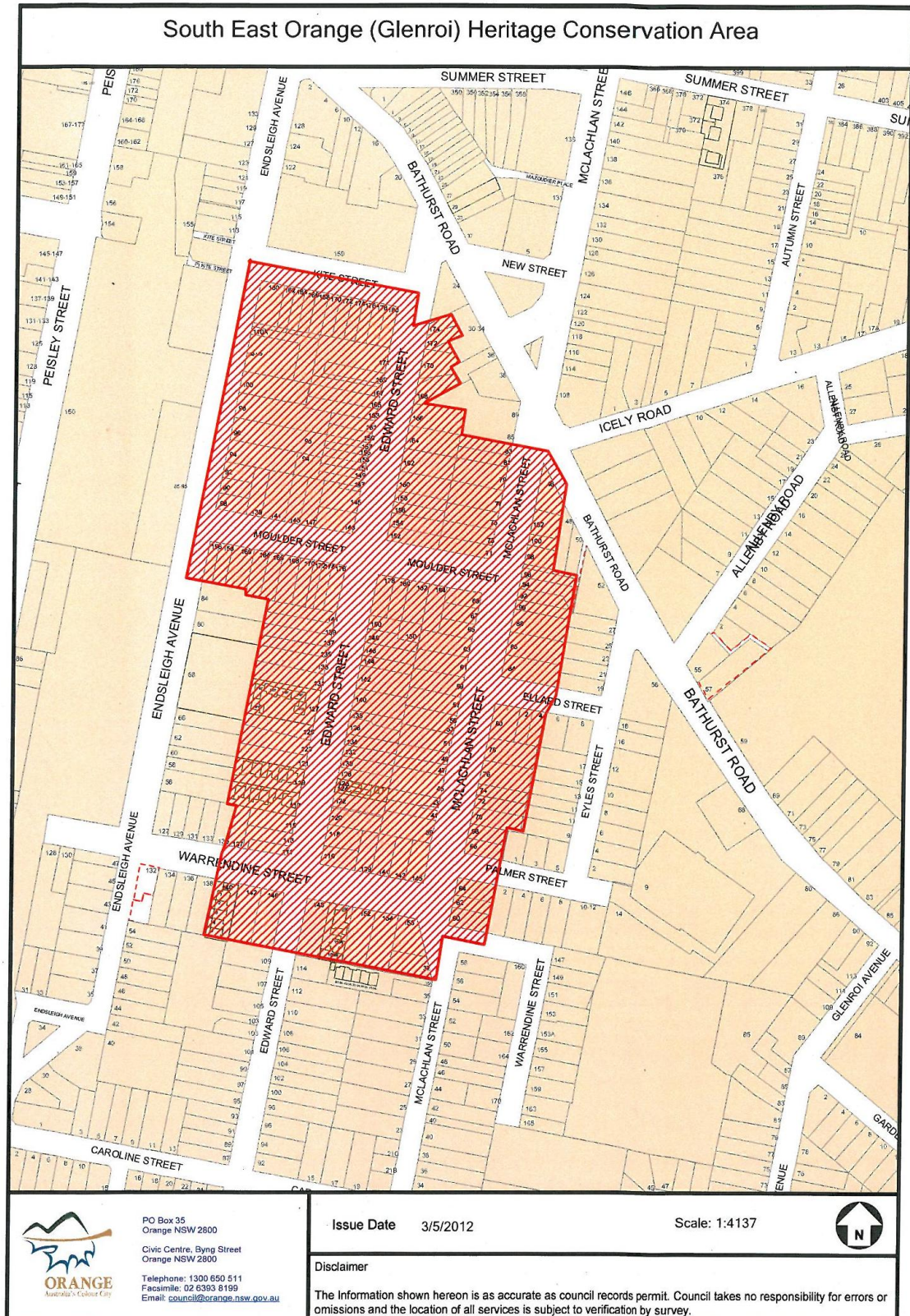
Statement of Significance:

The South East Orange Conservation Area (Glenroi) extends south of the NSW Agriculture building, off Bathurst Road.

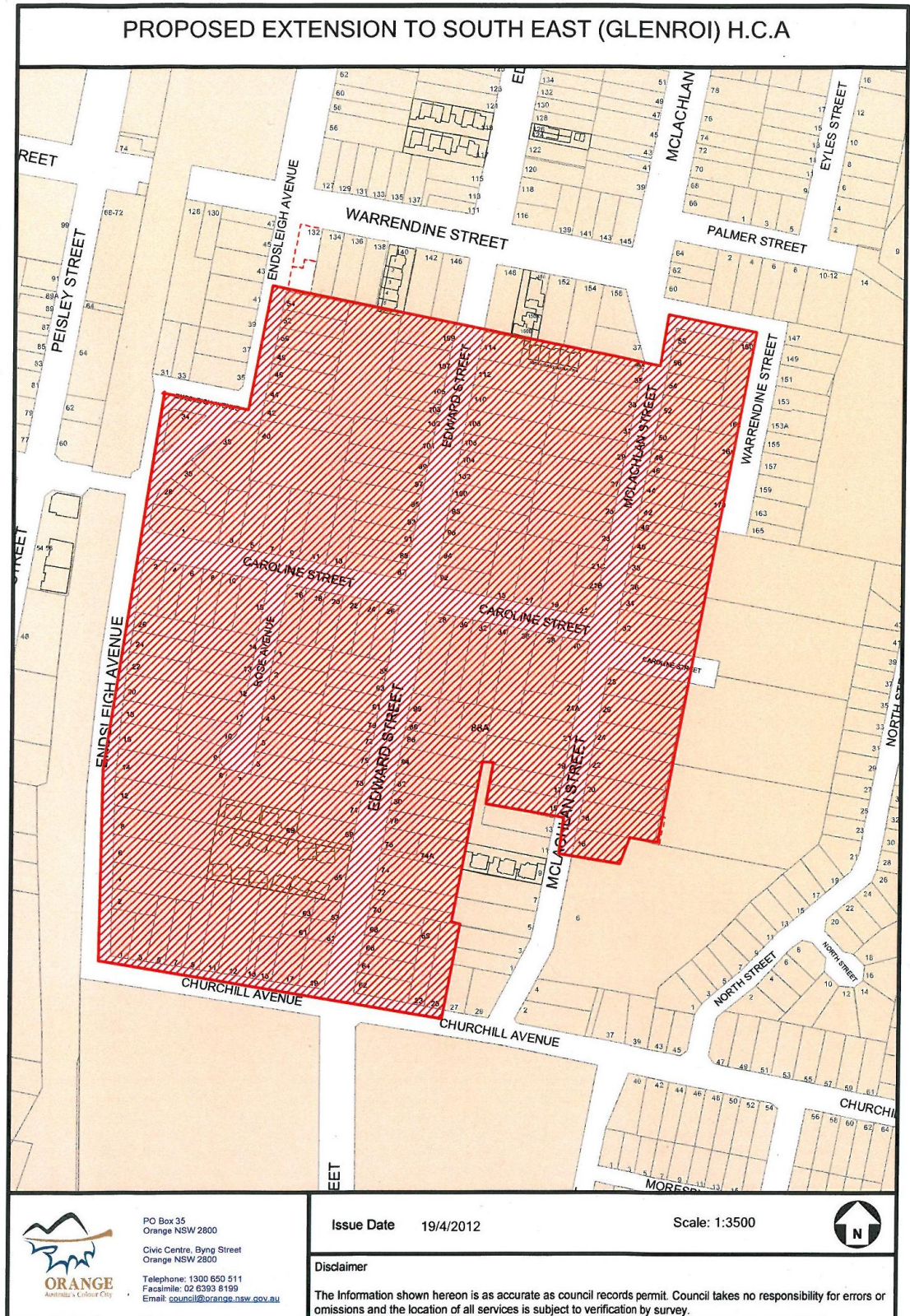
The area has a notable concentration of mainly brick houses, in good condition, from the late Victorian and Edwardian periods, as well as a good representation of bungalow housing. The smaller houses and single storey terraces provide a good example of 'worker's housing' from periods of the town's growth. The housing is sited directly opposite former employment locations on the railway, wool stores and flour mill.

There are many symmetrical brick cottages dating from the late Victorian period. There is also a number of Federation era houses near Bathurst Road which have retained their character and integrity

- This Study has identified an area south of the existing Conservation Area which has a large number of houses with a range of Edwardian and Inter-war period styles. It is recommended that the area is worthy of further study as it was also identified by the 1986 National Trust Housing Study as a possible Conservation Area.
- The area includes properties both sides of McLachlan Street down to the end of the developed blocks prior to Churchill Avenue, both streetscapes fronting Edward Street and across to Endsleigh Avenue. The following map illustrates the proposed boundary.
- The area possesses streetscape integrity, due to the development taking place largely during one period, and the excellent state of preservation of the houses, gardens and street plantings. The area has a uniformity of housing style, including colour, form and architectural detail that provide the area with a harmonious appearance. The range of more recent alterations and additions indicate that owners appreciate the character and integrity of their houses and are inventive in producing sympathetic changes while preserving the original elements and streetscape.
- Following the public consultation and any amendments, the Conservation Area should go forward as an amendment to the LEP.



- The above map is the proposed extension to the South of the existing South East (Glenroi) Conservation Area,



- The above map is the proposed extension to the South of the existing South East (Glenroi) Conservation Area, designed to protect a range of significant buildings and streetscapes.

17.4 Lucknow Village Conservation Area

Statement of Significance:

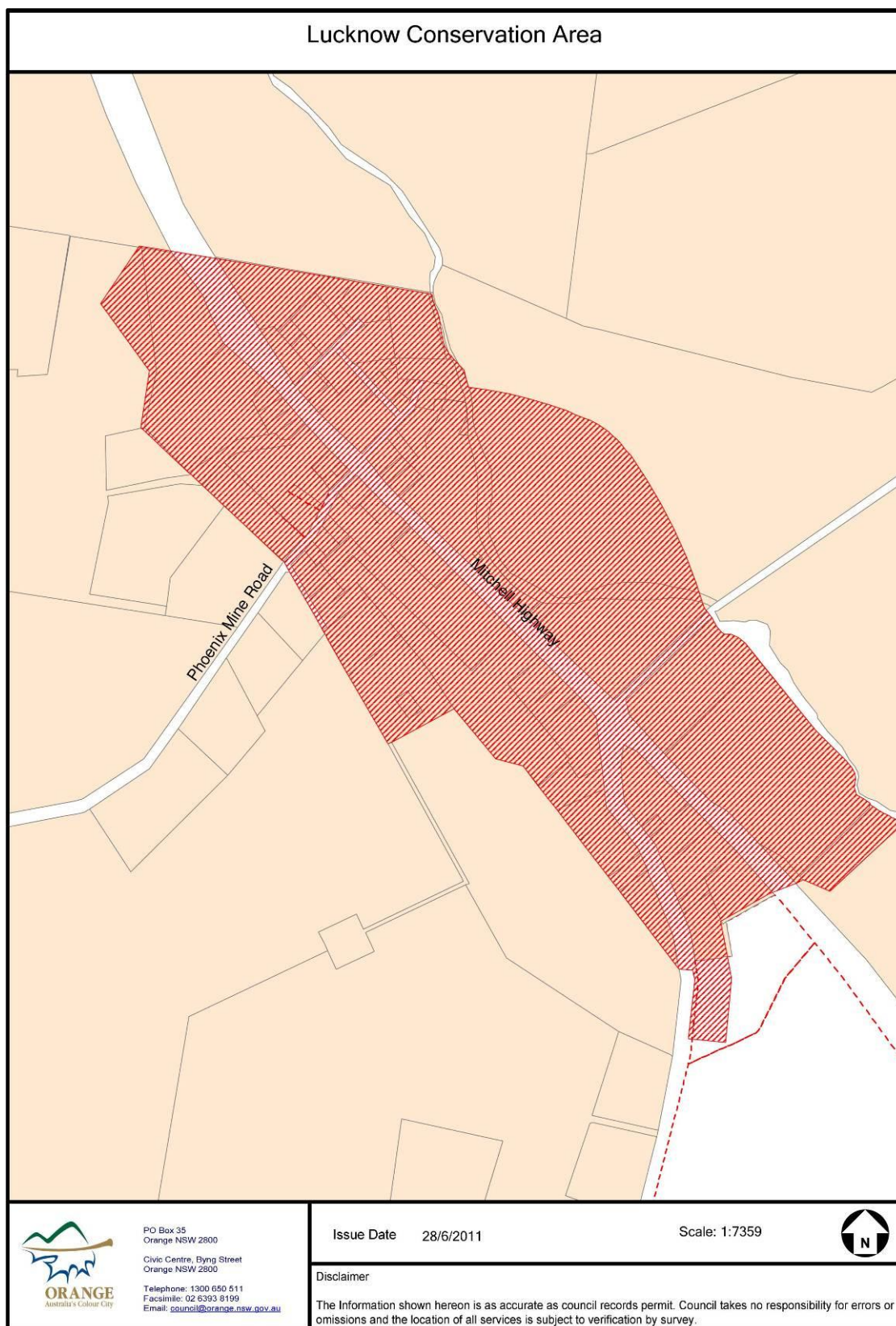
The Village of Lucknow has historic and scientific significance for its links with gold mining activity dating from the very first discovery in 1851 up to the present day. It is a good representative example of the many small gold mining settlements which spread throughout the state, and nation, during the mid-late 19th Century. This significance is enhanced by the degree to which it has retained many key elements of its original character both above and below ground. The above and below ground evidence of the Village's early mining activity is both extensive and varied and the high scientific significance reflects its potential to provide information on early gold mining activity, if appropriately investigated.

The unique and significant character of the Village is enhanced by the extent of the remaining above ground mine shaft structures - particularly the steel head frames of the Wentworth Main and Reform sites - which are rare survivors, both within the region and the state, and give the Village a striking historic immediacy, accessible to all, because of their prominent location on the main road.

The historic significance of the Village is enhanced by the degree to which it has retained elements of its early layout - particularly the road network - and various early buildings it has retained, which provide evidence of early residential and associated activities. Several individual buildings are of high historic and aesthetic significance - including Mamhead and the Anglican Church - while others are valuable representative examples of early building styles, and provide evidence of early development patterns in the Village. The historic and aesthetic significance of many early dwellings in the Village has been adversely affected by later alterations and loss of fabric, as well as a more general loss of early/appropriate architectural context.

The aesthetic significance of the Village arises in large measure from its attractive siting on the Frederick's Valley Creek, surrounded by low, rolling hills, and the open, largely undeveloped, character of this setting. The simple linear character of the Village itself, with its defined entry points, generally low scale development and remaining early structures, assist in maintaining the important early Village identity and character, though this has been notably eroded, and adversely impacted upon, in recent years, by inappropriate alterations to early buildings and unsympathetic new developments.

- No changes are proposed to the boundaries of the existing Conservation Area.



17.5 Spring Hill Conservation Area

Statement of Significance:

The Village was established with the coming of the railway to service local farmers in the late 1870s. The nucleus of the village still remains above the site of the railway station, along with around sixty buildings which contribute to the heritage character.

It is a farmer's village of the mid-Victorian period, well sited on rising ground, in its countryside surroundings.

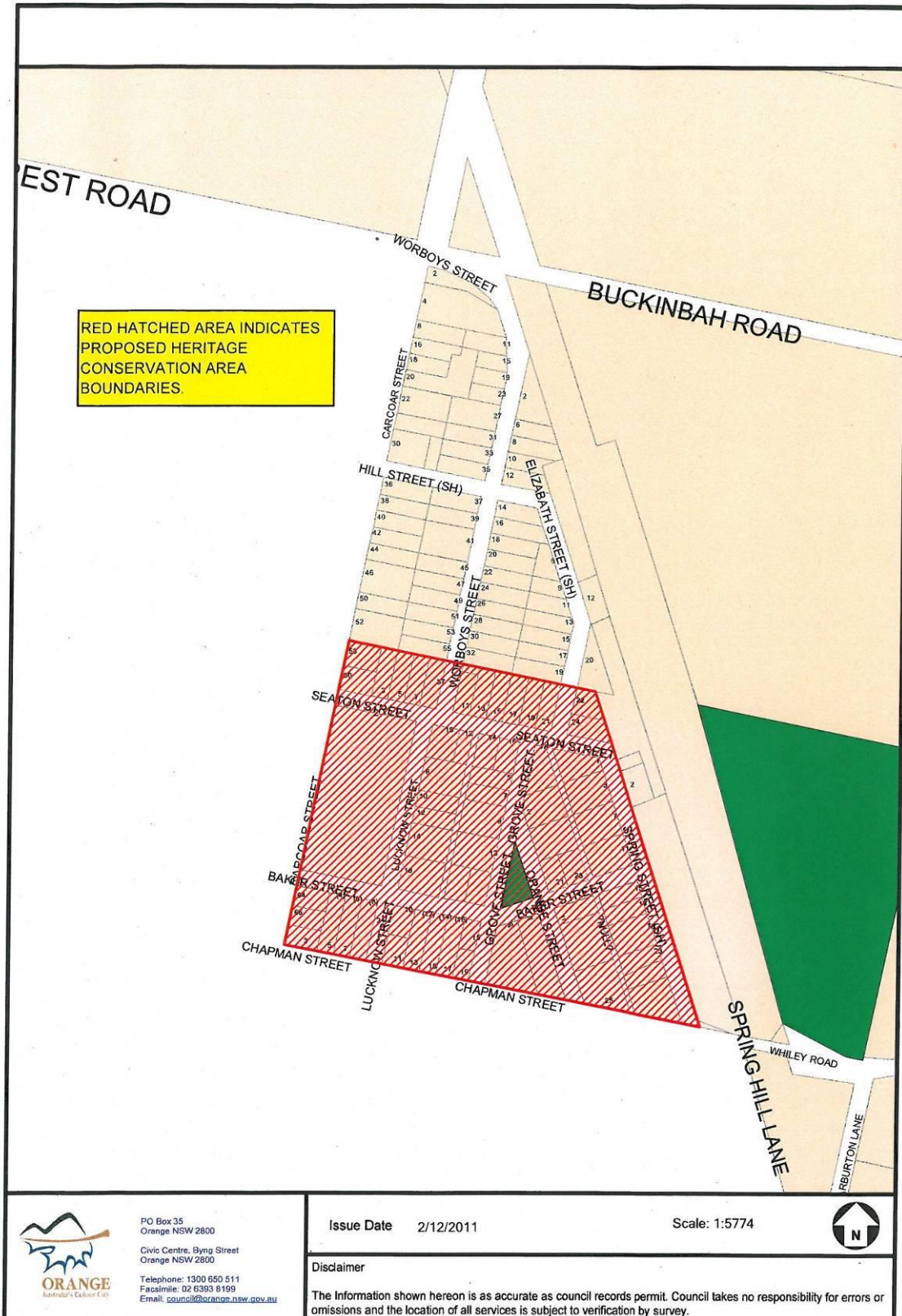
Spring Hill has historic significance, not only as an early successful farming community which developed under the influence of the railway in the 1870's and 1880's, but also the character of the domestic scale and wide range of building types and uses remains to provide a character which is rare within the central west, valued by the local community and worthy of conserving and enhancing.

The village was enlarged considerably beyond the original core subdivision and later buildings are not characteristic of the early structures. The Conservation Area which resulted from the 1986 Study has not been successful in developing sympathetic infill or in persuading the community that sympathetic development is a positive measure.

The Report therefore recommends that the Conservation Area boundary is altered to reflect the original small village subdivision and that appropriate guidelines are developed from those proposed in order that sympathetic development occurs to complement the significance of the Conservation Area.

In addition, there are a number of significant buildings outside the Conservation Area and it is recommended that alterations and additions to these buildings and to sites and buildings in the vicinity of these buildings conform with the guidelines in order that the heritage significance of these sites and buildings is protected and enhanced.

- Council to consult with the Spring Hill community regarding future appropriate development, to review the proposed guidelines related to supporting future growth and sympathetic development within the Spring Hill Conservation Area.



- The above map is the proposed Conservation Area, a reduction from the whole village, designed to protect a range of significant buildings and streetscapes.

17.6 Duration Cottages Conservation Area

Statement of Significance:

The establishment, in 1942, of a Small Arms Factory, located two kilometres south of the town, brought with it a shortfall of accommodation for its workers. It was anticipated that 2000-3000 workers, and their families, would require housing. Only 187 homes were constructed on Blueberry Hill, in Glenroi Heights, overlooking the site. The homes were mostly made of fibro, and were called the Duration Cottages. Many still exist today.

The Duration Cottages mark the historic post war period for the construction of houses based on a standard design on a small subdivision of land in the vicinity of the original Small Arms factories – later EMMCO, Email and Electrolux, which had attracted people to the region for the work opportunities. The standard designs consisted of simple suspended timber floors, timber framed walls and carpentry roofs. The buildings were clad in the new material of the age, asbestos sheeting or fibro. Simple double hung sliding sash windows were installed in pairs. Owners often fabricated the houses with the assistance of friends and workmates and erected the structures on their own time after work and at weekends. While most houses have been altered many remain intact in so far as their character can be easily interpreted as the owners often relocated out of the small cottages and their small lots to accommodate their growing families.

The Study considered the broad area of Glenroi Heights including approximately 390 properties to have historic significance in relation to the historic development associated with immigration and the original small arms factory site.

However, the core of the area is the approximately 187 buildings known as the Duration Cottages. These are within Brunswick, Kokoda, Buna, Moresby, Churchill and North Streets.

It is therefore recommended that the Conservation Area be inclusive of the early 187 sites and the streets as noted.

- Council to consult with the Duration Cottage community regarding future appropriate development, to review the proposed guidelines related to the area and to Conservation Areas generally, to review the building stock and general site conditions, and to prepare additional guidelines related to development with proposed Duration Cottage Conservation Area.
- The intention of recognising the significance of the Duration Cottages as a Conservation Area is to ensure that the character and amenity is retained and enhanced and the area continues

- It is envisaged that the proposed guidelines would support and encourage sympathetic upgrading of the cottages.



- The above map is the proposed Conservation Area, designed to protect the rare and significant buildings and streetscapes.

17.7 Proposed Newman Park Conservation Area

During the public consultation period and a detailed review of boundaries and previous National Trust studies, an additional Conservation Area was identified around Newman Park.

The proposed Newman Park Conservation Area consists of an area of single storey 1920's to 1930's bungalows and villas in local face buff brick and some rendered and painted Inter-war style houses. The uniform appearance of the precinct stems from a majority of the housing being developed during a defined period. There are few uncharacteristic houses or buildings with unsympathetic alterations or additions.

The focus of the precinct is Newman Park, providing a variation of the prominent traditional square type parks within Orange while East Orange Public School and the Buena Vista mansion anchor the physical character.

Boundary description

Commencing at the intersection of March Street and Autumn Street proceed west along March Street to the west boundary of the third property west of Autumn Street on the north side of March Street. Proceed north along that boundary and the rear boundaries of the properties on the west side of Autumn Street to the north boundary of the seventh property north of March Street on the west side of Autumn Street.

Continue east along the north boundary of Newman Park to Nile Street then proceed south along Nile Street to the rear boundaries of the properties on the north side of March Street. Proceed east along those boundaries to Spring Street then proceed south along Spring Street to the north boundary of the sixth property north of Byng Street on the east side of Spring Street. Proceed east along that boundary to the rear boundaries of the properties on the east side of Spring Street then proceed south along those rear boundaries to Byng Street.

Proceed west along Byng Street to the rear boundaries of the properties on the east side of Spring Street then proceed south along those boundaries to the south boundary of the third property south of Byng Street on the east side of Spring Street. Proceed west along that boundary to Spring Street and continue west along the rear boundaries of the properties on the south side of Byng Street to the west boundary of the third property west of Spring Street on the south side of Byng Street.

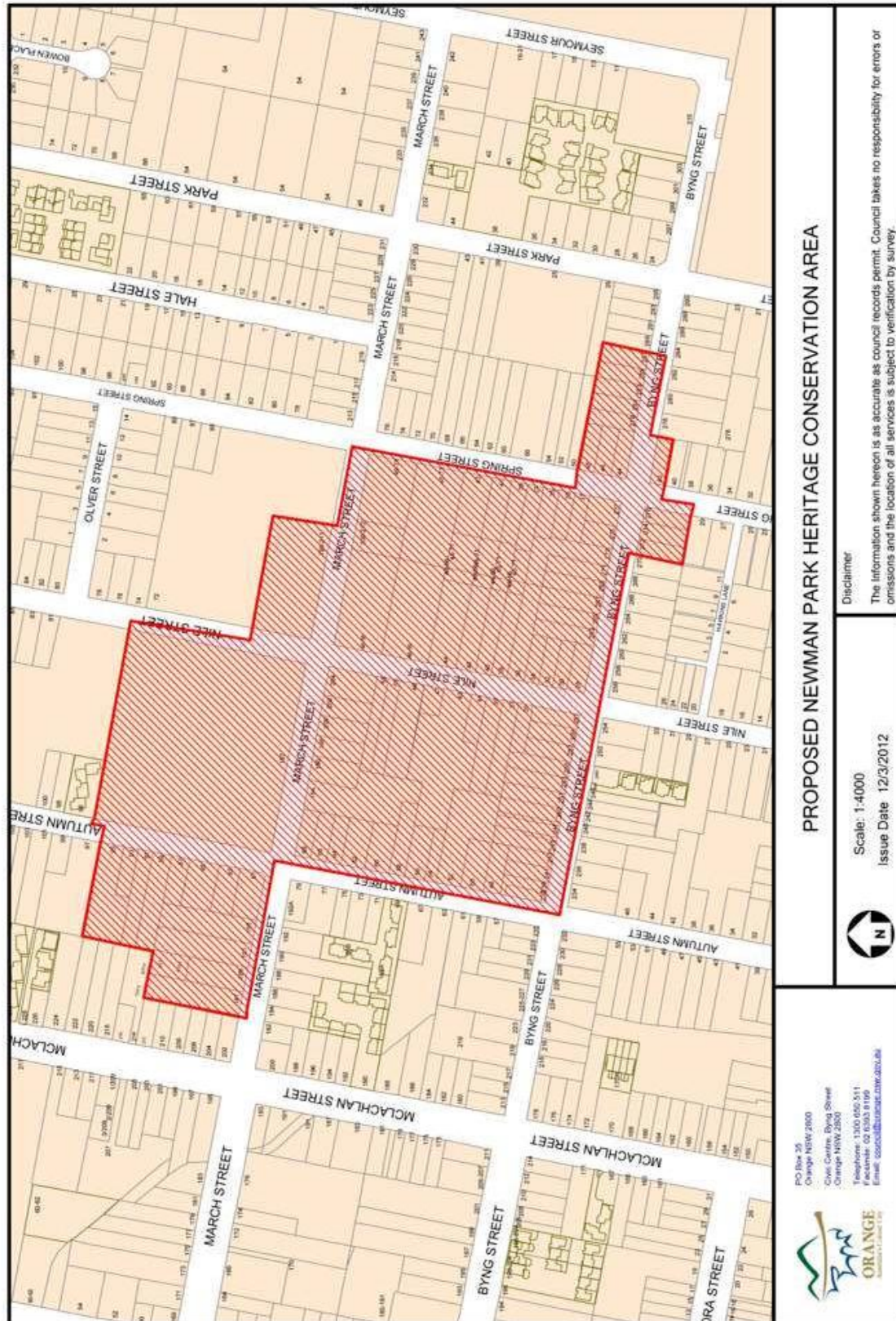
Proceed north along that boundary to Byng Street then proceed west along Byng Street to the east boundary of the third property east of

Autumn Street on the north side of Byng Street. Proceed north along that boundary to the rear boundaries of the properties on the north side of Byng Street then proceed west along those rear boundaries to Autumn Street. Proceed north along Autumn Street to March Street.

As this proposal was identified during the public consultation period, residents and property owners have not yet been advised of the proposal.

Council should therefore undertake to advise and consult residents and property owners of the proposal in the appropriate manner. Pending this exercise, Council should adopt the proposed Conservation Area as a Draft Policy for the purpose of protecting the significance of the area when considering Development.

Following the public consultation and any amendments, the Draft Newman Park Conservation Area should go forward as an amendment to the LEP.



- The above map is the proposed Conservation Area, designed to protect a range of significant buildings and streetscapes.

