

1.0 INTRODUCTION

Council has prepared the Bathurst Region Heritage Study (adopted 21 March 2007), the Bathurst Region Urban Strategy (adopted 21 March 2007) and the Bathurst Region Rural Strategy (adopted 10 December 2008). The aim of these three projects was to provide the broad framework for the preparation of a comprehensive Local Environmental Plan (LEP) for the Bathurst Regional local government area (LGA).

This document provides a summary of the Bathurst Region Heritage Study. A full copy of the Heritage Study is available from Council's Environmental Planning and Building Services Department.

1.1 Aims and Objectives

The Bathurst Region Heritage Study is a community based heritage study which has sought to locate heritage items and places and explain why they are significant through the use of historic themes and statements of significance. The study has sought to recommend ways of managing and conserving that significance to support:

- a community's sense of identity - its beginnings, its present and its potential,
- the future management of the heritage items and places,
- future education programs making the community's heritage assets better known, understood and appreciated, and
- future heritage tourism strategies.

1.2 Study Area

The study has investigated existing listed heritage places throughout the new Bathurst Regional Council LGA, excluding the Bathurst City Conservation Area, but including places previously recorded in the heritage studies of the former Evans Shire and Bathurst City Councils. It also investigated historic places nominated by the community through a Council wide appeal to the public and through community village consultations.

1.3 Acknowledgements

Bathurst Regional Council acknowledges the funding provided by the NSW Heritage Office (Department of Planning) to undertake this Study. Council has also invested considerable funds and resources to complete the project.

The Study was written and coordinated by Council's Heritage Advisor, Barbara Hickson in conjunction with Council staff. Council also acknowledges the work and assistance of Dr Robin McLachlan, the historian, the Bathurst and District Historical Society and the Study Working Party.

2.0 THE STUDY PROCESS

2.1 Identifying Sites

Potential heritage places were examined through site visits, checked against existing lists, and researched for their cultural significance before deciding if they were places of heritage significance that should be listed on the future Bathurst Regional

comprehensive Local Environment Plan. (LEP). The team that visited sites consisted of Council's heritage advisor Barbara Hickson, coordinator of the study, historian Dr. Robin McLachlan, and senior strategic planner Sinclair Croft, although not all visited each site.

During the site visits the following information was collected:

- photographs
- GPS readings
- Description of the place
- Any information provided by the property owners

The Coordinator and Council's Planner completed a State Heritage Inventory (SHI) form for each site/place to be included in the study. This form includes the following information:

- Property description and address
- Statement of Significance
- Assessment of the 7 criteria for listing as defined by the NSW Heritage Office
- Physical description and condition of the place/site
- Images

Over 530 inventory forms have been completed and are available for individual sites/places by contacting Council's Senior Strategic Planner, Sinclair Croft.

Information collected was further reviewed by the Study Working Party.

The SHI database will be retained by the Council and will continue to be updated. Many histories included in this database were provided by the Bathurst & District Historical Society and all SHI data information has been sent back to owners for their information and feedback.

The present Bathurst Regional (Interim) LEP 2005 has 131 listed items although this number does not reflect the total pool of items. Many of the 'items' include groupings of buildings which have not been separately listed. There are more items of heritage significance included within the Bathurst City Conservation Area that are not listed. The former Evans Shire Council area had only one item which is now listed on the Bathurst Regional (Interim) LEP 2005.

The Heritage Study recommended an additional 169 items be placed on the new comprehensive LEP. In addition new or modified conservation areas were also recommended in many of the village locations which will contain many more places of significance. See below for management recommendations and how they are being implemented into the LEP and DCP.

2.2 Thematic History

Historian Dr. Robin McLachlan was engaged to write a 'thematic history' of the Bathurst Region. This is a history based on story lines such as 'transport' or 'mining'. It provides a methodology for looking at the history of an area and seeking to identify if the places listed provide 'good examples' to illustrate the thematic history, e.g.

stone bridges between Sofala and Wallaby Rocks on the Hill End Road illustrate transport history.

The thematic history includes 38 themes as follows:

1. Environment - naturally evolved
2. Aboriginal cultures and interactions with other cultures
3. Convict
4. Ethnic influences
5. Migration
6. Agriculture
7. Commerce
8. Communication
9. Environment - cultural landscape
10. Events
11. Exploration
12. Fishing
13. Forestry
14. Health
15. Industry
16. Mining
17. Pastoralism
18. Science
19. Technology
20. Transport
21. Accommodation
22. Land tenure
23. Towns, suburbs and villages
24. Utilities
25. Labour
26. Education
27. Defence
28. Government and administration
29. Law and order
30. Welfare
31. Creative Endeavour
32. Domestic life
33. Leisure
34. Religion
35. Social institutions
36. Sports
37. Birth and death
38. Persons

A copy of the thematic history is available from Council's Environmental Planning and Building Services Department.

2.3 Aboriginal Heritage

An Aboriginal liaison officer was engaged to carry out the Aboriginal component of the Study. Substantial data was identified but this component has not been completed, and the study recommends further Aboriginal studies to be undertaken into the future.

The Study makes broad recommendations for the protection of Aboriginal Cultural Heritage within the Local Government Area including:

- Updating of data collected in conjunction with the Department of Environment and Conservation.
- A more detailed Aboriginal heritage study be completed in the future.
- That planning controls be introduced which protect areas of high biodiversity conservation value as these areas are likely to contain sites of Aboriginal cultural heritage (i.e. the Study supports the recommendations of the Bathurst Region Rural Strategy with respect to the protection of the region's biodiversity).

Note that since the completion of the Heritage Study the Central West Catchment Management Authority has commenced a study to identify the likelihood of potential additional Aboriginal site within the LGA. Should this study identify additional sites that should be included on the LEP as heritage items appropriate amendments to the LEP will be proposed.

3.0 MANAGEMENT RECOMMENDATIONS AND IMPLEMENTATION ONTO LEP/DCP

The main recommendations of the Heritage Study are summarised below.

Key Recommendations	Implementation
The Council's revised LEP should include approximately 160 new heritage items and have eight (8) conservation areas, as recommended in this study, in order to have a comprehensive list of heritage items across the LGA.	There are 131 heritage items listed under the current LEP and 5 conservation areas. Subsequent to the Heritage Study Council's has undertaken the Bathurst Conservation Area Review which has resulted in revised boundaries for the Bathurst and Kelso Conservation Areas. In particular, the Bathurst and Kelso Conservation Areas are proposed to be separated and the Bathurst Conservation Area is proposed to be extended in a number of locations. It is proposed to list 303 heritage items across the Bathurst Regional LGA, 130 of which are listed under the current LEP. It is also proposed to create the following 10 heritage conservation areas, 5 of which are listed under the current LEP although not necessarily to the same extent as that proposed under the Comprehensive LEP: • Bathurst • Evans Plains • Hill End • Kelso • Peel • Perthville

Key Recommendations	Implementation
	• Rockley • Sofala • Trunkey Creek • Wattle Flat Council's Planning Officers have continued to review the proposed list of heritage items and have added some additional properties beyond those recommended by the Heritage Study. A complete list of heritage items proposed to be listed under the LEP is provided at Attachment X
The proposed conservation areas, their physical size and location, are defined in the report.	A set of maps detailing proposed Heritage Conservation Areas is provided at Attachment X.
The removal of one item from the heritage list as recommended.	It is proposed to remove "Morovia" (Moreauvia) from the list of existing heritage items. All other heritage items listed under the current LEP will be retained.
Insert a clause in the comprehensive new LEP in relation to <i>Buildings older than 50 years</i> to enable consideration of their significance regardless of listing.	Not being implemented under this Planning Proposal.
Retain existing planning measures where demolition of historic places, or material affect through new developments, is likely to occur.	Relevant to future DCP only.
Review the provisions applying to conservation areas, ensuring that significant places within a conservation area are treated the same as individual places listed outside a conservation area.	Relevant to future DCP only.
In addition to the controls of the designated conservation area, the Study recommends that a defined area surrounding the conservation areas be created that incorporates controls that encourage a sensitive approach to design in that context.	Relevant to future DCP only.
The report recommends future state level of listing for nine (9) special heritage items.	Not relevant to this Planning Proposal.

Key Recommendations	Implementation
The report recommends alterations and additions to the standard template LEP heritage provision incentives including: • Subdivisions of rural properties to conserve specific listed properties (the properties affected are named in the report), • Additional dwellings to be considered in some specific rural situations to conserve specific listed properties, and • Enable consent to be issued for prohibited land uses not just for listed heritage items but also for buildings of significance in heritage conservation areas where the conservation of the building depends on consent being issued.	Not part of this Planning Proposal. Existing written provisions under current LEP will remain unchanged.
New DCP provisions be investigated for all eight conservation areas in the following locations: • Hill End • Peel • Perthville • Rockley • Sofala (with extension) • Stewart Street, Evans Plains • Trunkey Creek • Wattle Flat The DCP provisions should include recommendations for physical improvement to villages such as removal of overhead wiring in Sofala.	Relevant to future DCP only.
Encourage the preparation of Conservation Management Plans (CMPs) for State listed places and potential State listings (eg Hill End Bridle Track).	Not relevant to this Planning Proposal.
This report recommends further studies be undertaken in the future.	The Central West Catchment Management Authority is currently undertaking an

Key Recommendations	Implementation
• Specific Aboriginal sites. • Bathurst City CBD – complete SHI data entries and review local listings and extent of the boundary of the Bathurst City Conservation Area (BCA). e.g. should the BCA now include interwar and duration housing. • An archaeological/mining study and recommendations for the whole LGA.	Aboriginal Survey. Council has completed the Bathurst Conservation Area Review. The key recommendations of this review are changes to the boundaries for the Bathurst/Kelso Conservation Area. In particular, the Conservation Area Review recommends that the Bathurst and Kelso Conservation Areas be separated and the Bathurst Conservation Area be extended in a number of locations. The recommendations of the Conservation Area Review have been included in the LEP. A set of maps detailing proposed Heritage Conservation Areas is provided at Attachment X. Council will be commencing in the near future an Archaeological/Mining Study for the whole LGA. It should be noted that the Aboriginal Survey and the Archaeological/Mining Study may lead to future amendments to the LEP and DCP.

4.0 BATHURST CONSERVATION AREA REVIEW

Subsequent to the Heritage Study Council has undertaken the Bathurst Conservation Area Review. The key recommendations of the Bathurst Conservation Area Review are summarised below.

Key Recommendations	Implementation
Separate the existing Bathurst Conservation Area into two distinct areas: the Bathurst City Conservation area, and the Kelso Conservation area. (Justification: Different historical reasons and a tenuous connection between the two localities).	The Bathurst and Kelso Conservation Areas are proposed to be separate. The link between the two areas (Sydney Road) from the Evans Bridge to Stockland Drive has been removed.
The boundaries of each new conservation area have been reviewed to better reflect current attitudes towards heritage (e.g. contemporary housing of 50 years has been included and better historic knowledge of places that should also be included). Both Kelso and Bathurst City needed revisions on most boundaries. The	The following areas are proposed to be removed from the existing Bathurst/Kelso Conservation Areas: • Peel Street between Durham and Morrisset Streets (industrial building and contemporary dwellings) • Stockland Drive (bulky goods

Key Recommendations	Implementation
proposed conservation areas, their physical size and location, are defined in this report.	complex) The following areas are proposed to be added to the Bathurst/Kelso Conservation Areas: • Bant Street (southern side adjoining railway line, near intersection of Lewins Street) • Vittoria and Browning Streets (from Peel Street to Bathurst Goal) • Mitre Street (north-western side, between Russell and Lambert Streets) • Lambert Street (south-western side between Peel and Mitre Streets) • Block bounded by Mitre, Piper, Hope and Lambert Streets (Section 69) • Stanley Street (north-eastern side, between Stewart and George Streets) • Gilmour Street and Sydney Road (to the north and east of the existing boundary)
Remove one heritage listing in conjunction with the preparation of a comprehensive Local Environmental Plan (LEP), where demolition has led to a diminution of significance. Delete one (1) item	The cottage at 162 Rankin Street has been demolished. This item has been removed from the list of proposed heritage items under the LEP, however its neighbours will remain on the list.
Add heritage listings in conjunction with the preparation of the comprehensive LEP where some items are already listed as items of State Significance, or are recommended to be, and have not been previously listed in their own right. Add six (6) items	The following items are included on the proposed list of heritage items under the LEP: • St Agnes Hostel • St Joseph's Mount • Bathurst Town Square • Bathurst Cathedral Bells • Bathurst Ambulance Station • St Mary's School
Recommend the listing of eight (8) items as places of State significance.	Not relevant to this Planning Proposal.
Retain existing planning measures pertaining to Conservation Areas and review them, as recommended by the Bathurst Region Heritage Study 2007, ensuring that significant places within a conservation area are treated the same	Relevant to future DCP only.

Key Recommendations	Implementation
as places listed outside a conservation area, (see Bathurst Region Heritage Study 2007).	
Establish a special character area under Council's DCP for the locality containing the "Duration Cottages", (Monty Walk, Owen Way, Morsby Way etc), to preserve its context and character.	Relevant to future DCP only.