

PLANNING PROPOSAL

FOR

BATHURST REGIONAL LOCAL ENVIRONMENTAL PLAN 2014 AMENDMENT No. 20 (20.00346)

Bathurst Heritage Conservation Area Review

Table of Contents

Backgrou	und	6
Part 1	Objectives or intended outcomes	7
1.1	Introduction	7
1.2	The subject land	
Part 2	Explanation of Provisions	9
	Justification	
Sectio	n A – Need for the Planning Proposal	9
	n B – Relationship to strategic planning framework	
Sectio	n C – Environmental , social and economic impact	. 15
Sectio	n D State and Commonwealth interests	. 15
Part 4	Mapping	. 16
Part 5	Community Consultation	. 16
Part 6	Project timeframe	. 17
Attachme	ent 1 – Heritage Conservation Area Review 2018	. 18
Attachme	ent 2 - Council minute to proceed with the Planning Proposal	. 19
Attachme	ent 3 - Current LEP Maps indicating Bathurst and West Bathurst Heritage	
Conserva	ation Areas and Height of Buildings	. 20
Attachme	ent 4 - Proposed LEP Maps indicating Bathurst and West Bathurst Heritage	
Conserva	ation Areas, Height of Buildings and New Items	. 21
Attachme	ent 5 – Draft DCP Controls and DCP Map	. 22
Attachme	ent 6 - Statement of heritage significance for each proposed item	. 23
Attachme	ent 7 - Administrative Updates	. 24

Schedule of Maps

Map Number	Map Name
Sheet HER_011B	0470_COM_HER_011B_020_20200501
Sheet HER_011BA	0470_COM_HER_011BA_010_20200501
Sheet HER_01BB	0470_COM_HER_011BB_010_20160602
Sheet HOB_011B	0470_COM_HOB_011B_020_20200623

List of Attachments

Attachment Number	Name
1	Heritage Conservation Area Review 2018
2	Council Report and Minute to proceed with Planning Proposal.
3	Current LEP Maps indicating Bathurst and West Bathurst Heritage
	Conservation Areas and Height of Buildings.
4	Proposed LEP Maps indicating Bathurst and West Bathurst Heritage
	Conservation Areas, Height of Building and New Items.
5	Draft DCP Controls and DCP Map
6	Statement of heritage significance for each proposed item
7	List of administrative updates

Relevant Planning Authority Details

Relevant Planning Authority:	Bathurst Regional Council
Contact Person:	Janet Bingham
	Manager Strategic Planning
Contact Phone Number:	02 6333 6214
Contact email address:	Janet.bingham@bathurst.nsw.gov.au

Background

Council recently adopted the Bathurst 2036 Housing Strategy. The Housing Strategy identified five precincts, the majority outside of the existing Heritage Conservation Areas, as areas where urban renewal might be appropriate to increase the density of housing within proximity to the centre of Bathurst. The Housing Strategy recommended that Council investigate the heritage significance of these areas, amongst a range of issues, to determine their suitability or otherwise for urban renewal.

Council's Strategic Planning Section, in conjunction with the Bathurst Region Heritage Advisor, prepared the Heritage Conservation Area Review in 2018 to:

- 1. Review the boundaries of the Bathurst and West Bathurst Heritage Conservation Areas.
- 2. Identify buildings or areas that should be listed as heritage items or included within the existing Heritage Conservation Area boundary or a new Heritage Conservation Area.
- 3. Prepare a statement of significance for areas and/or sites recommended for listing or inclusion in a heritage conservation area.
- 4. Review the five precincts identified in the Bathurst 2036 Housing Strategy to determine:
 - a) The significance of the existing building stock;
 - b) Whether all or part of each precinct is suitable for renewal in terms of the significance of that building stock; and
 - c) Prepare desired future character statements for each precinct where urban renewal is supported.

The Heritage Conservation Area Review was a fundamental investigation to review and consider the fringes of the existing Heritage Conservation Area boundaries and provide further information on areas previously considered to have limited significance to the history of Bathurst. The purpose of this Planning Proposal is to implement the recommendations of the of Bathurst Heritage Conservation Area Review 2018. A copy of the Bathurst Heritage Conservation Area Review 2018.

Currently, Bathurst Regional Local Environmental Plan 2014 incorporates two existing Heritage Conservation Areas within the City of Bathurst, the Bathurst Heritage Conversation Area and West Bathurst Conservation Area. <u>Attachment 3</u> indicates the current boundaries of the existing Bathurst and West Bathurst Heritage Conservation Areas. <u>Attachment 4</u> indicates the proposed changes to the Bathurst and West Bathurst Heritage Conservation Areas into a larger single heritage conservation area as recommended by the Heritage Conservation Area Review 2018.

As a result of the Bathurst Heritage Conversation Area Review, additional information highlighted several sites worthy of being heritage listed. The new sites identified to be included as heritage items in Schedule 5 of the Bathurst Regional LEP 2014 as recommended by the Heritage Conservation Area Review 2018 are also shown in <u>Attachment 4.</u>

To ensure a greater level of protection to maintain single storey appearance, it is also proposed to change the Height of Buildings Map to a maximum of 7 metres for the area known as the Munitions Cottages shown in <u>Attachment 4.</u>

A copy of the DCP provisions to support the Planning Proposal are at <u>Attachment 5</u>. The amended DCP standards will be exhibited concurrently with the Planning Proposal.

The Planning Proposal will not involve a review of the existing heritage items currently under Schedule 5 of the LEP.

A copy of the Council minute to proceed with the Planning Proposal is provided at **<u>Attachment 2</u>**.

The Gateway determination provides that Council is authorised as the local plan-making authority to exercise functions under section 3.36(2) of the Act.

The Planning Proposal has been prepared in accordance with Section 55 of *the Environmental Planning and Assessment Act 1979* (the Act) and the relevant Department of Planning Guidelines, including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*.

Part 1 Objectives or intended outcomes

1.1 Introduction

The purpose of this Planning Proposal is to:

- Update Schedule 5 Environmental Heritage of Bathurst Regional Local Environmental Plan (LEP) 2014 to amend the boundaries of the existing Bathurst and West Bathurst Heritage Conservation Areas.
- 2. Update Schedule 5 Environmental Heritage of Bathurst Regional Local Environmental Plan (LEP) 2014 to include an additional 8 sites as local heritage items.
- 3. Update the Height of Buildings Map where required.

<u>Attachment 4</u> indicates the proposed changes to the Bathurst and West Bathurst Heritage Conservation Areas as recommended by the Bathurst Heritage Conservation Area Review 2018. The details of these changes include the:

- Expansion of the Bathurst Heritage Conservation Area (C1) to protect lands across the road that are already within the existing Heritage Conservation Area.
- The inclusion of the existing West Bathurst Heritage Conservation area into an expanded Bathurst Heritage Conservation Area and expansion of this area to include the Duration Cottages, Munitions Cottages and other Mid-Century buildings that warrant future protection from possible urban renewal into the future.

Note: C4 is the Kelso Heritage Conservation area and no changes are proposed to this area.

The new sites identified to be included as heritage items in Schedule 5 of the Bathurst Regional LEP 2014 as recommended by the Heritage Conservation Area Review 2018 are shown in <u>Attachment 4.</u> The details of the subject properties are:

52 -60 Havannah Street, Bathurst

A terrace of mid-Victorian single storey masonry workers cottages, modest but well unified and a very good representation of the period. An important streetscape element. This type of simple, single storey terrace is rare in Bathurst.

23 Hope Street, Bathurst

Modest mid-Victorian rendered masonry cottage set close to the road and revealing an historical association with farming. Simple symmetrical façade with straight gables roof, verandah across the front, picket balustrade and possibly 4 original rooms and additions to the rear. Original chimney but cut short. Contributes to streetscape.

29 Hope Street, Bathurst

An early cottage, larger and more elaborate than usual in Bathurst. Mid-Victorian rendered masonry residence set close to the road and revealing an historical association with farming. Contributes to streetscape. The scalloped valance detail and window shutters, likely original, fragile features which are often lost as these early buildings are altered over time.

69 Stanley Street, Bathurst

The house is identified as an exemplar example of the 1950's building stock in this locality. This dwelling is a 1950's building and has been left in original condition demonstrating good brickwork, finer detail in the brickwork and a small allocation of colour A very good example of this style of house. Contributes to the streetscape.

12 Gormans Hill Road, Gormans Hill

Excellent example of an early Federation single storey 'Queen Anne' residence in excellent condition. The house is setback from the street within an appropriate garden setting, giving it substantial presence in the streetscape. The quality and attention to detail on the house suggests ownership would have been valuable.

7-17 West St, West Bathurst

A collection of simple dwellings constructed in the 1950s-60s, developed by the former NSW Housing Commission to introduce affordable housing in the suburbs. As a collective they demonstrate a consistent built form and represent special urban character. The collective of the houses creates character and a reflection of social housing at the time.

16 West Street, West Bathurst

Built in 1927, 16 West Street was identified as the Edgell factory's chemist's house and highlights the social connections to the nearby Edgell Factory.

The Listing of the following property as a heritage item on the Bathurst Regional LEP 2014 of State Significance is also proposed:

Former Gasworks site, Russell Street, Bathurst

The extant buildings span a century of gas production and are, therefore, of considerable cultural and technical significance. The former tallow and candle works which occupied the site enhance its potential as an archaeological site.

An amendment is also proposed to change of Height of Buildings Map for the area known as the Munitions Cottages, shown on <u>Attachment 4</u> from 9 metres to 7 metres. The objective of changing the Height of Buildings Map is to maintain single storey dwellings within the subject area as this area is already typically single storey dwelling. The period of construction of buildings in this location are single storey on raised pier footings. A 7 metre height limit will rule out two storey dwellings but encourage new buildings to be erected on fill and take advantage of the natural topography of the subject sites, and avoid unnecessary cutting of the lands natural topography.

The Planning Proposal will be supported by an amendment to the Bathurst Regional Development Control Plan 2014 as outlined in <u>Attachment 5</u>.

1.2 The subject land

The land that the subject of this Panning Proposal is:

1. All land as shown on <u>Attachment 4</u> to be included as Heritage Conservation Areas.

- 2. Land shown on <u>Attachment 4</u> to be included as heritage items in Schedule 5 of the Bathurst Regional LEP 2014. The details of the subject properties are:
 - o 52-60 Havannah Street, Bathurst;
 - 23 Hope Street, Bathurst;
 - o 29 Hope Street, Bathurst;
 - o 69 Stanley Street, Bathurst;
 - 12 Gormans Hill Road; Gormans Hill;
 - o 7-17 West Street, West Bathurst;
 - o 16 West Street, West Bathurst;
 - Former Gasworks site, Russell Street, Bathurst, Lot 8, Section 104, DP 758065.
- 3. All land as shown on <u>Attachment 4</u> to in relation to amending the Height of Buildings Map.

Part 2 Explanation of Provisions

2.1 Introduction

The Bathurst Heritage Conservation Area Review Planning Proposal involves an amendment to the Local Environmental Plan 2014 to:

- 1. Expand the Bathurst Heritage Conservation Area (C1) as shown on <u>Attachment 4</u> to encompass the former West Bathurst Heritage Conservation Area and to include the Duration Cottages, Munitions Cottages and other Mid-Century buildings that warrant future protection from possible urban renewal.
- 2. Include additional sites as heritage items in Schedule 5 of the Bathurst Regional LEP 2014 as shown in <u>Attachment 4</u>. (Note the next item is 356, following completion of Amendment 16 of the Bathurst Regional Local Environmental Plan 2014). Note that the former Gasworks site should be noted as being of State Significance in accordance with the recommendations of the draft Conservation Management Plan prepared for the site by Lovell Chen dated February 2013.
- The changing of the Height of Building Map (HOB_011B) for a selective area from 9 to 7 metres as shown in <u>Attachment 4</u>.

Part 3 Justification

Section A – Need for the Planning Proposal

1. Is the Planning Proposal a result of any strategic study or report?

Yes. Council has undertaken a review of the Bathurst Heritage Conservation Area in 2018 (<u>Attachment 1</u>). The Review has identified new areas and sites that have heritage significance in relation to Mid Century design and architecture. The intended outcome is to provide protection to areas and specific sites which the Bathurst community recognises as having heritage value.

Council, has subsequently resolved to prepare a planning proposal to implement the recommended changes of the Heritage Conservation Area Review 2018 (<u>Attachment 1</u>).

2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way? The Planning Proposal is the best means to provide heritage protection and building height controls to the new areas/site identified in the Heritage Conservation Area Review 2018.

Section B – Relationship to strategic planning framework

3. Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The following table addresses the evaluation criteria for the consistency with the regional and sub-regional strategies, as required by the guidelines for preparing a Planning Proposal.

Evaluation criteria	Y/N	Comment
 Does the proposal have strategic merit and: Is consistent with a relevant local strategy endorsed by the Director General; or Is consistent with the relevant regional strategy or Metropolitan Plan; or Can it demonstrate strategic merit, giving consideration to the relevant section 117 directions applying to the site and other strategic considerations (e.g. proximity to existing urban areas, public transport and infrastructure accessibility, providing jobs closer to home etc) 	Yes	The Planning Proposal is consistent with the Bathurst Regional LSPS and implements actions 10.3 and 10.5 of the Bathurst Region LSPS. The Planning Proposal is consistent with the Bathurst Region Urban Strategy 2007. The Planning Proposal implements the recommendations of the Heritage Conservation Area Review 2018. The Planning Proposal is consistent with the Central West and Orana Regional Plan. The Planning Proposal is consistent with the relevant Section 117 directions of the Minister. They are explained later in this Planning Proposal documentation.
 Does the proposal have site specific merit and is it compatible with the surrounding land uses, having regard to the following: The natural environment (including known significant environmental values, resources or hazards) and The existing uses, approved uses and likely future uses of the land in the vicinity of the proposal; and The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision. 	Yes	The Planning Proposal is supported by the Bathurst Heritage Conservation Area Review 2018 (<u>Attachment 1</u>).

4. Is the Planning Proposal consistent with a Council's local strategy or other local strategic Plan?

The Planning Proposal is consistent with the Bathurst Region LSPS. The Planning Proposal implements actions 10.3 and 10.5 of the LSPS. The Planning Proposal is also consistent with the Bathurst Region Urban Strategy 2007.

The Urban Strategy identified the need to determine the best ways to protect and enhance the City's building, natural and Indigenous heritage and history (refer to section 6.7) of the Strategy).

The intended outcome is to provide protection to areas and specific sites which the Bathurst community recognises as having heritage value. The Planning Proposal implements the recommendations of the Heritage Area Review 2018.

5. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

Council has undertaken a review to determine whether or not the Planning Proposal is consistent with the State Environmental Planning Policies. See the table below.

State Environmental Planning Policy (SEPP)	Compliance (Yes/No or Not Relevant)
SEPP (Aboriginal Land) 2019	Not Relevant
SEPP (Activation Precincts) 2020	Not Relevant
SEPP (Coastal Management) 2018	Not Relevant
SEPP (Concurrences and Consents) 2018	Not Relevant
SEPP (Educational Establishments and Child Care Facilities) 2017	Not Relevant
SEPP (Primary Production and Rural Development) 2019	Not Relevant
SEPP (State Significant Precincts) 2005	Not Relevant
SEPP (Gosford City Centre) 2018	Not Relevant
SEPP No 19 – Bushland in Urban Areas	Not Relevant
SEPP No 21 – Caravan Parks	Not Relevant
SEPP No 33 – Hazardous and Offensive Development	Not Relevant
SEPP No 36 – Manufactured Home Estates	Not Relevant
SEPP (Koala Habitat Protection) 2019	Not Relevant
SEPP No 47 – Moore Park Showground	Not Relevant
SEPP No 50 – Canal Estate Development	Not Relevant
SEPP No 55 – Remediation of Land	Not Relevant
SEPP No 64 – Advertising and Signage	Not Relevant
SEPP No 65 – Design Quality of Residential Flat Development	Not Relevant
SEPP No 70 – Affordable Housing (Revised Schemes)	Not Relevant
SEPP (Affordable Rental Housing) 2009	Not Relevant
SEPP (Building Sustainability Index: BASIX) 2004	Not Relevant
SEPP (Exempt and Complying Development Codes) 2008	The Planning
	Proposal will expand
	the Heritage
	Conservation Areas
	and Heritage Items
	under the Bathurst

State Environmental Planning Policy (SEPP)	Compliance (Yes/No or Not Relevant)
	Regional LEP 2014 and therefore limit the use of SEPP
	(exempt and complying Development Codes
	2008) in these locations.
SEPP (Housing for Seniors or People with a Disability)2004 SEPP (Infrastructure) 2007	Not Relevant Not Relevant
SEPP (Kosciuszko National Park – Alpine Resorts) 2007 SEPP (Kurnell Peninsula) 1989	Not Relevant Not Relevant
SEPP (Major Infrastructure Corridors) 2020	Not Relevant
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not Relevant
SEPP (Penrith Lakes Scheme) 1989	Not Relevant
SEPP (Three Ports) 2013	Not Relevant
SEPP (State and Regional Development) 2011	Not Relevant
SEPP (Vegetation in Non-Rural Areas) 2017	Council's current controls in relation to vegetation within Heritage Conservation Areas and within a Heritage Item will apply to those lands included within the Planning Proposal.
SEPP (Sydney Water Drinking Catchment) 2011	Not Relevant
SEPP (Sydney Region Growth Centres) 2006	Not Relevant
SEPP (Western Sydney Aerotropolis) 2020	Not Relevant
SEPP (Urban Renewal) 2010	Not Relevant
SEPP (Western Sydney Employment Area) 2009	Not Relevant
SEPP (Western Sydney Parklands) 2009	Not Relevant

6. Is the Planning Proposal consistent with applicable Ministerial Directions (s. 117 directions)?

Council has undertaken a review to ensure the planning proposal is consistent with all relevant Section 117 Ministerial Directions issued by the Minister for Planning to relevant planning authorities under section 117(2) of the Environmental Planning and Assessment Act 1979.

All relevant Section 117 Ministerial Directions are considered in the following table.

Section 117 Ministerial	Consistency	
Direction		
1. Employment and resources		
1.1 Business and	Not applicable.	
Industrial Zones	Council is satisfied that the planning proposal is consistent with the requirements of the direction.	

Section 117	Consistency
Ministerial	
Direction	
1.2 Rural Zones	Not applicable.
	Council is satisfied that the planning proposal is
	consistent with the requirements of the direction.
1.3 Mining,	Not applicable.
Petroleum	Council is satisfied that the planning proposal is
Production and	consistent with the requirements of the direction.
Extractive Industries	
1.4 Oyster	Not applicable.
Aquaculture	Council is satisfied that the planning proposal is
1 C Dunal Landa	consistent with the requirements of the direction.
1.5 Rural Lands	Not applicable.
	Council is satisfied that the planning proposal is
2 Environment and	consistent with the requirements of the direction.
2.1 Environment and	Applicable.
Protection Zones	The planning proposal is consistent with the requirements
	of the direction.
2.2 Coastal	Not applicable.
Protection	Council is satisfied that the planning proposal is
	consistent with the requirements of the direction.
2.3 Heritage	Applicable.
Conservation	The planning proposal extends the area/sites within the
-	Bathurst Regional Local Government Area which will be
	afforded Heritage Protection.
2.4 Recreation	Not applicable.
Vehicle Areas	Council is satisfied that the planning proposal is
	consistent with the requirements of the direction.
	cture and Urban Development
3.1 Residential	Not applicable.
Zones	Council is satisfied that the planning proposal is
	consistent with the requirements of the direction.
3.2 Caravan Parks	Not applicable.
and Manufactured	Council is satisfied that the planning proposal is
Home Estates	consistent with the requirements of the direction.
3.3 Home	Not applicable.
Occupations	Council is satisfied that the planning proposal is
2.4 Integrating Land	consistent with the requirements of the direction.
3.4 Integrating Land Use and Transport	Not applicable. Council is satisfied that the planning proposal is
	consistent with the requirements of the direction.
3.5 Development	The proposal does not alter or remove a provision relating to
Near Licensed	land in the vicinity of a licensed aerodrome.
Aerodromes	Council is satisfied that the planning proposal is
	consistent with the requirements of the direction.
3.6 Shooting	The proposal does not affect land adjacent or adjoining an
Ranges	existing shooting range.
	Council is satisfied that the planning proposal is
	consistent with the requirements of the direction.
4. Hazard and Risk	
4.1 Acid Sulfate	The Bathurst Region does not include any land identified on
Soils	Acid Sulfate Soils Planning maps held by the Department.

Section 117	Consistency
Ministerial	conclotionsy
Direction	
	Council is satisfied that the planning proposal is
	consistent with the requirements of the direction.
4.2 Mine	The Bathurst Region does not include any land identified as
Subsidence and	within a Mine Subsidence District proclaimed under the Mine
Unstable Land	Subsidence Compensation Act 1961.
	Council is satisfied that the planning proposal is
	consistent with the requirements of the direction.
4.3 Flood Prone	The Planning Proposal does not alter planning standards for
Land	those lands which may be identified as Flood Prone Land.
	Council is satisfied that the planning proposal is
	consistent with the requirements of the direction.
4.4 Planning for	The Planning Proposal does not include land which is identified
Bushfire Protection	as being Bushfire Prone Land.
	Council is satisfied that the planning proposal is
	consistent with the requirements of the direction.
5. Regional Planning	
5.1 Implementation	The Planning Proposal is consistent with the Central West and
of Regional	Orana Regional Plan.
Strategies	Council is satisfied that the planning proposal is
5 0 0 da est	consistent with the requirements of the direction.
5.2 Sydney Drinking	The Bathurst Region is outside the identified Sydney Drinking
Water Catchments	Water Catchment area.
	Council is satisfied that the planning proposal is consistent with the requirements of the direction.
5.3 Farmland of	Does not apply to the Bathurst Region. No farmland of State or
State and Regional	Regional significance is located within the Bathurst Region.
Significance on the	Council is satisfied that the planning proposal is
NSW Far North	consistent with the requirements of the direction.
Coast	
5.4 Commercial and	Does not apply to the Bathurst Region.
Retail; Development	No regional or sub-regional strategy applies to the Bathurst
along the Pacific	Region.
Highway, North	Council is satisfied that the planning proposal is
Coast	consistent with the requirements of the direction.
5.8 Second Sydney	Does not apply to the Bathurst Region.
Airport: Badgerys	No regional or sub-regional strategy applies to the Bathurst
Creek	Region.
	Council is satisfied that the planning proposal is
	consistent with the requirements of the direction.
5.9 North West Rail	Does not apply to the Bathurst Region.
Link Corridor	Council is satisfied that the planning proposal is
Strategy	consistent with the requirements of the direction.
6. Local Plan Making	
6.1	The Planning Proposal does not affect development
Approval and referral	application provisions and does not propose any referral
	provisions relating to this land.
Requirements	Council is satisfied that the planning proposal is consistent with the requirements of the direction.
6.2	The Planning Proposal does not relate to reserving land for
Reserving land for	public purposes.
Public Purposes	Council is satisfied that the planning proposal is

Section 117 Ministerial Direction	Consistency
	consistent with the requirements of the direction.
6.3	The Planning Proposal does not relate to a particular
Site Specific	development to be carried out on a specific site.
Provisions	Council is satisfied that the planning proposal is
	consistent with the requirements of the direction.
7. Metropolitan Plan	ning
7.1 Implementation	Does not apply to the Bathurst Region.
of the Metropolitan	Council is satisfied that the planning proposal is
Strategy	consistent with the requirements of the direction.

Section C – Environmental , social and economic impact

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

Council is satisfied that, as a result of the Planning Proposal, critical habitat, threatened species, populations or ecological communities will not be adversely affected.

8. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

Council considers that there are no likely environmental effects as a result of the Planning Proposal, other than to extend the areas/sites within the Bathurst Regional Local Government Area that will be afforded heritage protection.

9. Has the Planning Proposal adequately addressed any social and economic effects?

Social Impacts

The Planning Proposal will have positive social impacts. The Planning Proposal aims to provide protection to areas and specific sites which the Bathurst community recognise as having heritage value.

Economic Impacts

All properties located within the Heritage Conservation Area or are listed items under the Bathurst Regional LEP 2014 are eligible for economic assistance under Councils Heritage Assistance Programs:

- Local Heritage Assistance Fund; and
- Main Street Improvement Fund;

Section D State and Commonwealth interests

10. Is there adequate public infrastructure for the Planning Proposal?

The Planning Proposal does not impact on any existing or future public infrastructure.

11. What are the views of State and Commonwealth Public Authorities consulted in accordance with the Gateway Determination?

It is considered that the Planning Proposal is of no specific interest to State and Commonwealth Public Authorities, other than NSW Department of Premier and Cabinet (Heritage).

Note that NSW Housing and the Crown will be notified of the Planning Proposal as property owners.

Part 4 Mapping

Proposed maps to be amended as part of this planning proposal:

Map Number	Map Name
Sheet HOB_011B	0470_COM_HOB_011B_020_20200623
Sheet HER_011B	0470_COM_HER_011B_020_20200501
Sheet HER_011BA	0470_COM_HER_011BA_010_20200501
Sheet HER_01BB	0470_COM_HER_011BB_010_20160602

Part 5 Community Consultation

Consultation was previously undertaken as part of the preparation of the Heritage Conservation Area Review 2018 and a report was prepared for Council.

Council anticipates that following the Gateway Determination and Council satisfying any conditions imposed prior to the public exhibition period, the Planning Proposal will be placed on public exhibition for a period of 28 days.

It is proposed that the Planning Proposal will be publicly notified by:

- a) a notice in the Western Advocate newspaper on 1 occasion; and
- b) written notification to all existing landowners proposed to be included as a Heritage Item or within a Heritage Conservation Area (including relevant Government Agencies landowners).

Council will notify the Department of Premier and Cabinet (Heritage) with respect to the Planning Proposal as part of the public exhibition process.

An amendment to the Bathurst Regional Development Control Plan 2014 has been prepared and will be exhibited in conjunction with this Planning Proposal (refer to <u>Attachment 5)</u>. Following the public exhibition period, this section will be altered to reflect the extent of consultation that was undertaken, including any issues which were raised as a result of the consultation.

Part 6 Project timeframe

The following table outlines Council's anticipated timetable for the completion of the Planning Proposal. Council anticipates that the process will take approximately 8 months from the date of the Gateway Determination.

Step	Criteria	Project timeline
1	Anticipated commencement date (date of Gateway determination)	May 2021
2	Anticipated timeframe for the completion of required technical information	May 2021
3	Commencement and completion dates for public exhibition period	June 2021
4	Dates for public hearing (if required)	June 2021
5	Timeframe for consideration of submissions	July 2021
6	Timeframe for the consideration of a proposal post exhibition	July 2021
7	Date of submission to the department to finalise the LEP	October 2021
8	Anticipated date RPA will make the plan (if delegated)	December 2021
9	Anticipated date RPA will forward to the department for notification.	December 2021

Note: The proposed timeframe takes in account the Council elections in September and the period in which Council will be in 'caretaker' mode.

Attachment 1 – Heritage Conservation Area Review 2018

Heritage Conservation Area Review

Bathurst Regional Council

2018 (adopted by Council, September 2019)



Contents

Executiv	e summary	1
1. Intro	oduction	2
2. Bac	kground and related studies	3
2.1	Bathurst Heritage Conservation Area Review 2007	3
2.2	Bathurst 2040 Community Strategic Plan	3
2.3	Bathurst Housing Strategy 2036	3
2.4	Bathurst Region Heritage Plan 2017-2020	4
2.5	Bathurst Conservation Area Management Strategy	4
3. Her	itage Listing	5
4. Met	hodology of study	6
5. Exis	sting HCA Boundaries	7
6. Batl	nurst 2036 Housing Strategy Investigation Areas	9
6.1	Stanley Street	9
6.1.	1 History and relevant planning controls	10
6.1.	2 Physical description	11
6.1.	3 Recommended Heritage Listings	12
6.1.	4 Recommended changes to Heritage Conservation Area boundary	13
6.1.	5 Suitability for urban renewal	14
6.2	West Bathurst	14
6.2.	1 History and relevant planning controls	15
6.2.	2 Physical Description	15
6.2.	3 Recommended Heritage Listings	18
6.2.	4 Recommended changes to the HCA boundaries	18
6.2.	5 Suitability for urban renewal	20
6.3	Rocket Street precinct	21
6.4	Munition cottages	22
6.4.	1 History and relevant planning controls	23
6.4.	2 Physical Description	26
6.4.	3 Recommended Heritage Listings	27
6.4.	4 Recommended changes to Heritage Conservation Area boundary	27
6.4.	5 Desired Future Character Statement	28
6.5	Gormans Hill	29
6.5.	1 History	31

6.5.2	Physical Description	32			
6.5.3	Recommended Heritage Listings	33			
6.5.4	Recommended changes to Heritage Conservation Area boundary	34			
6.5.5	Suitability for urban renewal	34			
6.6 Lov	wer Havannah Street	34			
6.6.1	History and relevant planning controls	35			
6.6.2	Physical Description	36			
6.6.3	Recommended Heritage Listings	36			
6.6.4	Recommended changes to Heritage Conservation Area boundary	37			
6.6.5	Suitability for urban renewal	37			
6.7 Su	mmary of Investigation Areas	38			
7.0 Recommendations					

Executive summary

The Bathurst Housing Strategy 2036 has been adopted by Bathurst Regional Council and will administer housing growth and needs for the region. The importance of protecting, reviewing and revising Heritage Conservation Areas (HCA) is an important factor for future housing growth. The aim of this study is to assess the current Bathurst and Bathurst West HCA and ascertain if there is any need to adjust the boundaries of the HCA.

The study area reviewed the Bathurst HCA and West Bathurst HCA, and the urban fringe around those HCAs. The study area has been devised from a combination of the Housing Strategy 2036, various heritage studies and general observations. Whilst there are several other HCA's outside Bathurst city, these are not included in this investigation.

The preliminary research for this study identified some social and physical history for the study area. The building elements and material selection of dwellings are a clear reflection of style and trend, wealth, construction body and even international affairs. Physical and social histories are both substantial indicators in analysing and determining the significance of an area within the history of Bathurst.

The process of investigation began with a desktop analysis, reviewing all planning constraints and opportunities. Several site visits were then undertaken with Council's Heritage Advisor and Heritage Planner. The site visits assisted with formalising the boundary of the investigation areas and refining research.

It is acknowledged that aesthetically unattractive areas may not be supported by the public as high amenity value, but their historical and social significance enables people to read the stories of the landscape. Several of the investigation areas may be considered to have low amenity value, but the subdivision layout and use of materials is arguably of more heritage significance.

The Bathurst District Historical Society was approached to research each investigation area. The Historical Society provided some excellent resources and comments for further inquiry.

The outcomes and recommendations from this study include an increase to the existing Bathurst and West Bathurst HCA boundaries to protect and enhance existing development and the listing of additional properties as heritage items under the Local Environmental Plan. This Study also recommends the preparation of detailed design guidelines for suitable future urban development and development controls for the expanded HCAs.

1. Introduction

The City of Bathurst incorporates two existing Heritage Conservation Areas (HCAs) the Bathurst Heritage Conversation Area and West Bathurst Conservation Area. There are specific design guidelines and planning controls to protect, enhance and improve upon each HCA.

Council recently adopted the Bathurst 2036 Housing Strategy. The Housing Strategy identified five precincts, the majority outside of the existing HCAs, as areas where urban renewal might be appropriate to increase the density of housing within proximity to the centre of Bathurst. The Housing Strategy recommended that Council investigate the heritage significance of these areas, amongst a range of issues, to determine their suitability or otherwise for urban renewal.

This report seeks to:

- 1. Review the boundaries of the Bathurst and West Bathurst Heritage Conservation Area.
- 2. Identify buildings or areas that should be listed as heritage items or included within the existing Heritage Conservation Area boundary or a new Heritage Conservation Area.
- 3. Prepare a statement of significance for areas and/or sites recommended for listing or inclusion in a Heritage Conservation Area.
- 4. Review the five precincts identified in the Bathurst 2036 Housing Strategy to determine:
 - a. The significance of the existing building stock;
 - b. Whether all or part of each precinct is suitable for renewal in terms of the significance of that building stock; and
 - c. Prepare desired future character statements for each precinct where urban renewal is supported.

The five precincts for review are considered in detail in section 6 of this report under the following subheadings:

- A. Stanley Street
- B. West Bathurst
- C. Rocket Street Precinct
- D. Gormans Hill
- E. Lower Havannah Street

2. Background and related studies

2.1 Bathurst Heritage Conservation Area Review 2007

The Bathurst Heritage Conservation Area Review 2007 focussed on the listings and potential listing of individual heritage items as well as making recommendations to the overall HCA boundaries. The Review provided Council and property owners directions for appropriate heritage management.

The Review investigated the existing HCA boundaries and recommended changes that have resulted in the implementation of the current boundaries to which Council's planning controls responds. The changes included the increase in some areas and reduction in other areas. This review recommended the disconnection of the Bathurst HCA from the Kelso HCA as two separate and distinct areas of heritage significance.

The Review recommended the listing of eight additional properties to have State Heritage significance. The deletion of one Local Heritage Item where demolition resulted in diminution of significance.

Overall, the Review was an excellent document that responded to the social expectations and planning controls at that time and was largely implemented by Council.

2.2 Bathurst 2040 Community Strategic Plan

The Bathurst 2040 Community Strategic Plan (CSP) Objective 1 *Our sense of place and identity* deals specifically with the region's heritage. The strategies under Objective 1 are:

- 1.1 Respect, protect and promote the Region's Aboriginal Heritage Assets
- 1.2 Protect, enhance and promote the region's European Heritage assets and character
- 1.3 Enhance the cultural vitality of the region
- 1.4 Protect and improve the regions landscapes, views, vistas and open space
- 1.5 Promote good design in the built environment.

This report supports the objectives of the CSP.

2.3 Bathurst Housing Strategy 2036

The Bathurst Housing Strategy 2036 has identified five areas that fringe the HCAs as locations that should be investigated for possible urban renewal. The urban renewal may come in the form of redevelopment, demolition and infill development, whilst retaining existing subdivision patterns.

The heritage value of these areas must be determined to ensure significant properties or areas of value are not lost to urban renewal. The outcome of this report will inform the future rezoning or otherwise of these localities.

The five precincts identified by the Housing Strategy for review by this study are considered in detail in section 6 of this report under the following subheadings:

- A. Stanley Street
- B. West Bathurst
- C. Rocket Street Precinct
- D. Gormans Hill

E. Lower Havannah Street

2.4 Bathurst Region Heritage Plan 2017-2020

The Bathurst Region Heritage Plan 2017-2020 provides the framework of Council's Heritage management program.

The achievements to date of the Bathurst Region Heritage Plan 2017-2020 include providing heritage services inclusive of heritage advice, heritage incentives and heritage protections as core practices.

The HCA review falls within Strategic Priority 2 A community that manages the future. Actions 2.2.1 and 2.2.2 relate specifically to the regular review of heritage conservation areas, heritage provisions and urban design provisions. This report aims to satisfy this strategic priority and inform Council's future planning controls and heritage studies.

2.5 Bathurst Conservation Area Management Strategy

The principle objective of the Bathurst Conservation Area Management Strategy, (BCAMS), is to provide clear and concise information on the overall value of every building and street within the Bathurst Heritage Conservation Area.

The streetscape rating for buildings is determined as "Significant in a regional context", where a building generally has to be in a streetscape of a similar period of architecture and detailing, and possibly built by the same builder. "Significant in a local context" is given to buildings that are contributory to the streetscape but are not surrounded by similar architecture. "Not significant" is architecture that is out of context with neighbouring architecture and is unsympathetic to the streetscape. The streetscape rating also takes into account the known history of the building.

The classification of the buildings is relevant to assist with determining age and streetscape contribution of buildings at an individual level and as a collective.

The methodology used for the assessment of the existing HCA has been adopted for the assessment of all adjoining lands assessed by this report and the five precincts recommended for investigation by the Bathurst 2036 Housing Strategy.

3. Heritage Listing

There are four different levels of heritage listing, World, National, State/Territory and Local. At the highest level are places on the World Heritage List like Kakadu National Park and the Sydney Opera House. National listing has been established by the Commonwealth Government and lists places of outstanding heritage significance to Australia. The NSW State Heritage Register lists the States most significance heritage places and objects. The Bathurst Regional Local Environmental Plan (LEP) 2014 lists the Bathurst region's most significant places and objects (heritage items) or areas (heritage conservation areas).

The Bathurst Regional LEP 2014 currently lists 342 heritage items and 11 HCAs. The provisions of the LEP provide statutory protection to these items and areas in terms of the need for approval under the Environmental Planning and Assessment Act 1979 (as amended) for changes to items or buildings within the HCAs.

A HCA is an area with a specific boundary identified to have heritage significance. A HCA is more than a collection of individual heritage items. A Heritage Conservation area is by definition¹ a place where there is widespread community recognition that the area has heritage values that distinguish it from its surroundings. It is an area of historical origins and relationships between the various elements creating a sense of place that is worth keeping.

This report reviews two of the Heritage Conservation Areas under the Bathurst Regional LEP 2014:

- Bathurst Heritage Conservation Area; and
- West Bathurst Heritage Conservation Area.

It should be noted that the last review of the Bathurst Heritage HCA was in 2007 with its boundaries extended at that time (refer Section 2.1 above).

¹ Doc: Conservation areas. HO and Dept of Urban affairs 1996 p3.

4. Methodology of study

The review of the boundaries of the Bathurst HCA and West Bathurst HCA has included a review of all adjoining lands as well as a focus on the five investigation areas identified by the Bathurst 2036 Housing Strategy.

The Bathurst District Historical Society provided background history that informed the preparation of this report.

A desktop analysis of all lands was undertaken followed by several site visits by Council's planning staff and the Heritage Advisor. The desktop analysis included a review of current planning controls and restrictions that applied to the land. The site visits recorded and analysed specific material use, design elements, subdivision patterns and other features that created uniformity.

The methodology sought to determine:

- 1. The value of the building stock adjoining the current boundaries of the Bathurst and West Bathurst HCA;
- 2. The value of the building stock in the five investigation areas identified by the Bathurst 2036 Housing Strategy;
- 3. An analysis of the five investigation areas in terms of their current character including:
 - a. Building materials, textures, colours;
 - b. Building design elements, scale and rhythm (repetition);
 - c. Subdivision pattern; and
 - d. Any other features that established uniformity and character of each investigation area, e.g. fences and landscaping.

The research, review and recommendations are outlined in the subsequent sections of this report.

5. Existing HCA Boundaries

Map 1 show the existing boundaries of the Bathurst and West Bathurst HCA shaded in red. The Bathurst HCA is marked as C1 and the West Bathurst HCA is marked as C11. The Bathurst HCA includes the original core of the City of Bathurst including most of the city's buildings from the Colonial, Victorian and Federation periods to more modern buildings up until the 1950's. The West Bathurst HCA includes the Duration Cottages from 1940's.



Map 1: Existing Heritage Conservation Area boundaries

This report has assessed all lands adjoining the existing HCAs to determine if the existing boundaries should be altered. In addition, the report looks at five specific investigation areas identified by the Bathurst 2036 Housing Strategy for possible urban renewal. This report assesses the significance of the building stock in these areas to determine if any building or areas should be afforded protected under the Bathurst Regional LEP 2014.

This report does not recommend a reduction in the current boundaries of the Bathurst or West Bathurst HCA.

The report also identifies several locations adjacent to the existing HCA boundary that do not take account of the impact of new development on the opposite side of the road. In these areas it is proposed to extend the HCA boundary to the rear boundary of these properties to ensure that the potential for new development on the opposite side of the road to adversely impact on the HCA is minimised and to ensure that streetscape amenity can be maintained on both sides of the road. These proposed extensions to the HCA's are shown in **Map No. 1a** and will see the existing Bathurst and West Bathurst HCA's joined into one larger HCA.



Map 1a: Proposed extension

Additional changes to the boundaries of the existing HCA's have been identified in some of the Housing Strategy investigation areas and these are detailed in Section 6 below.

6. Bathurst 2036 Housing Strategy Investigation Areas

6.1 Stanley Street

The Stanley Street precinct is just south of the Macquarie River and is predominately residential housing, with two new seniors living developments located on Stanley Street. The Stanley Street study area is on the edge of the existing Bathurst HCA boundary.



Map 2: Stanley Street study area

6.1.1 History and relevant planning controls

Town of Bathurst 1860 Parish Map shows the locality as being made up of large allotments, likely used for agriculture. The grid layout was present and Stanley Street and Morrisset Street were identified. The cottage at 73 Morrisset Street was known to be an agricultural Mid-Victorian cottage. This cottage has been unsympathetically altered and has been subsequently demolished.

The early settlement in 1860 was granted to landowners J. Burnside, J. Page, M Balcum, J Vaughn, M. Ryan, F. Mahon, R .Gainsborg, K. Griffiths.

Council records indicate the area was largely subdivided in 1950 and 1951 for residential use. The roads were identified prior to subdivision but likely only formalised for residential development. Council records and rates books indicate substantial residential development in mid-1950, and the age of the majority of the existing housing stock reflects this.

There are three small dwellings that are clearly from a time before the 1950's housing boom and relate to the prior agricultural history of the area. These are identified as 23, 29 and 31 Hope Street. All three dwellings are Mid-Victorian 1860-1875 and represent a reasonable example of this period. 29 Hope Street is included in the State Heritage Inventory Database (1080707). The Statement of Significance is:

An early cottage, larger & more elaborate than usual in Bathurst. The scalloped valance detail & window shutters are fragile features which are often lost as these early buildings are altered over time.

The Bathurst Regional LEP 2014 applies and zones the land as R1 General Residential with the exception of an area of Hope Street which is zoned RU4 Primary Production Small Lots. The RU4 Primary Production Small Lots Zone also encompasses the sewer treatment buffer. Parts of the area are identified as flood protected by the Morrisset Levee from the Macquarie River.

6.1.2 Physical description

The area is low-lying alluvial land near the Macquarie River. The urban area is characterised by a grid system that evolved from the layout of the original Bathurst city.

The area is defined by the 1950's era construction boom. The majority of dwellings are single storey with consistent front and side setbacks. There is a mixture of brick cottages with tiled roofs, weatherboard cottages with corrugated iron roofing and fibro. The area is not dominated by garages, with predominately all garages or carports located behind the building line. There is no substantial or consistent vegetation to contribute to the streetscape character, other than along parts of Morrisset Street.

Site visits throughout this area did not reveal any significant buildings, or streetscape other than those properties (23, and 29 Hope Street) identified above. In addition, 69 Stanley Street was identified as an exemplar example of the 1950's building stock in this locality. Information from the Historical Society did not reveal any significant social history in relation in to this precinct.

The area is already experiencing renewal in the form of two new seniors living developments and a child care centre on Stanley Street.

6.1.3 Recommended Heritage Listings

The following properties are recommended to be considered for listing as Local Heritage Items. Their rural setting within the urban fringe of the Bathurst CBD is important in explaining history and providing a transition of land use.

23 Hope Street

Statement of Significance:

A Mid-Victorian cottage. It has had additions later, as shown by detail on the side façade.

Modest mid-Victorian rendered masonry cottage set close to the road and revealing an historical association with farming. Simple symmetrical façade with straight gables roof, verandah across the front, picket balustrade and possibly 4 original rooms and additions to the rear. Original chimney but cut short. Contributes to streetscape.







29 Hope Street	A Mid-Victorian dwelling likely to be owned by someone of wealth. Some of the trees in the garden may also be of similar age of the building. The shutters are likely original and overall the house is in relatively good condition.
Statement of Significance	Mid-Victorian rendered masonry residence set close to the road and revealing an historical association with farming. Asymmetrical façade may indicate alterations over time. Considerable original fabric remaining including timber windows with multiple panes, corbelled chimneys and shutters. Hipped iron clad roof with enclosed verandah to right hand side. Additions to the rear. Contributes to streetscape. History may be revealing of significant past owners.
69 Stanley Street	The house is a good example of the 1950 construction boom. This dwelling is a 1950's building and has been left in original condition demonstrating good brickwork, finer detail in the brickwork and a small allocation of colour.
Statement of Significance	Good archetypal brick veneer double fronted cottage from the 1950s in stretcher bond brick face work. Large windows addressing the street. Porch and entry located in the L shape, hipped terracotta tiled roof. Wrought iron railing to porch. A very good example of this style of house.



31 Hope Street was originally considered for listing as a Heritage Item, but further inspection and investigation revealed the building is in poor condition with very limited original fabric left.

6.1.4 Recommended changes to Heritage Conservation Area boundary

There are no changes recommended to the existing boundary of the HCA within this precinct.

The precinct reflects the urban growth of the city in the 1950's. Modern architecture can be welcomed in this area, provided it is considerate of scale, articulation and materials.

6.1.5 Suitability for urban renewal

Subject to the protection of the properties listed above, long term urban renewal of these lands can be supported in terms of the lower significance of the remainder of the housing stock. Further urban design investigations should be undertaken to guide redevelopment and ensure compatible and sympathetic new development. In order to manage change in building stock these investigations should give consideration to the following existing characteristics of the precinct:

- Rendered or painted brick.
- Minimal front fencing that incorporates different materials.
- Garages and car ports located behind the building line. Single car access arrangements are encouraged.
- Hipped roofs.
- Tiled roofs.
- Proper articulation and stepping for single and two storey development.

6.2 West Bathurst

This precinct encompasses quite a large area of the West Bathurst locality. The existing HCA boundary is on the eastern side of Commonwealth Street. There is also a separate HCA within the vicinity of this study area, being the West Bathurst HCA. The West Bathurst HCA comprises approximately 100 cottages constructed in 1942-43 for workers in support of the war effort. The cottages are named 'Duration Cottages' and are of a modest design mostly incorporating FC sheet and weatherboard cladding with a mix of concrete tiles or sheet corrugated iron roofs. The boundaries of the West Bathurst HCA were reviewed and identified as remaining appropriate in terms of encompassing the Duration Cottages. No expansion of the boundaries of the West Bathurst HCA is recommended.



Map 3: West Bathurst investigation area

The precinct as a whole has two very different and distinct areas of building stock and character. The precinct has been divided into two sub-areas:

Sub-area 1:

Land generally to the west of Esrom Street; incorporating West Street, Edgell Street and Keppel Street.

Sub-area 2:

Land generally to the east of Esrom Street; incorporating Golsby Street, High Street, Annesley Street and West Street.

The precinct is made up of dwelling houses in a grid-like subdivision layout. Council records indicate that the area underwent major residential development during the 1950's. Social and historical value adds significance to the area adjoining nearby lands including:

- Prospero at 61 Commonwealth, built in 1860;
- The Grange in Daly Street;
- Chifley Memorial Estate (part of the Bathurst HCA);
- Elm Cottage on the corner of Keppel and Mitre Streets; and
- Good examples of Art Deco and Arts and Crafts Styles.

6.2.1 History and relevant planning controls

Council building records show the area comprising Golsby, High, Annesley and West Streets (Area 1) was substantially developed during the early 1950's. The land was identified for residential use within the city of Bathurst on Parish of Bathurst Map 1933, but appears to not have been developed until the 1950's.

It's likely that the growth of this area triggered continual expansion to the west. The western area of Keppel Street, Edgell Street and West Street (Sub-area 1) was subdivided for residential housing in 1959. This period of brick veneer homes with feature hipped roofs and low profile colours is very prevalent.

There is a mixture of R1 General Residential and R2 Low Density Residential. Parts of the area are incorporated within the Sewer Treatment Plant Buffer that places restrictions on the density of new development. Esrom Street and Macquarie Street are high traffic streets.

6.2.2 Physical Description

Sub-area 1: Land generally to the west of Esrom Street, incorporating West Street, Edgell Street and Keppel Street

Sub-area 1 has quite a different style of housing and character. The area was privately developed and known as 'Bellevue Estate'. Prior to the residential development of the area, it was farming land.


Image: Keppel Street

The houses on the high side of Keppel Street are elevated and maximise views available. Whilst the houses contain a two storey component, they have understated bulk and scale contributing to an appropriate form. The two storey component is formed by a garage with a patio above. It presents a discreet and understated two storey dwelling that has been appropriately designed for the site and the natural topography.

The residential houses are characterised as double and triple fronted, with red brick with red roof tiles, elevated above a single car garage, and contain a front porch surrounded by a steel frame. The 1950-60s architecture is consistent throughout the area contributing to a cohesive streetscape. The gutters and porch balustrade are a variation of colours that both introduce individuality in the streetscape and unify the area as a whole. Some houses introduce weatherboard cladding in the roof space. There is cohesiveness in window treatment within a set of three windows, fixed pane centre and double hung each side, and commonly painted white throughout.

The generous front setbacks off the street are between 8.5 to 9m giving the area a spacious feel. The small red brick fencing and establishment of vegetation contributes to the character.

No buildings, on an individual level, are identified to be of significance for a local heritage listing, but collectively represent a very good example of 1950's/60's architecture worthy of ongoing protection.

Sub-area 2 Land generally to the east of Esrom Street; incorporating Golsby Street, High Street, Annesley Street and West Street.

Sub-area 2 includes the grid pattern from Rosehill Street to West Street. The area is steep rising five metres from Durham Street to Keppel Street. The streets are fairly wide, although narrower than street widths in the Bathurst CBD, and buildings address the street appropriately.

The housing stock is a mix of weatherboard painted cottages and fibro sheet dwellings. The inconsistency of materials occurs often enough to create a compatible built form between the material types. The fibro dwellings are generally rectangular with simple porch extensions, set on framed floors with face brick below floor level. They are raised on the block and setback to provide a suitable form, bulk and scale. The fibro dwellings contain varied

coloured roofs and a brick chimney that has a central presence to the house. The houses are simple and small but are complemented by large allotments.

The area has some substantial vegetation throughout, complemented by minimal front fencing and roughly 8m front setbacks. Side fencing is setback behind the house or barely visible from the streetscape. This gives the area a quiet and spacious feel that should be retained. There are both city and agricultural views that are not necessarily maximised.

The housing style and location of garages, either behind the house or underneath the house, responds very well to the topography of the land. When the housing was built, there was very little cut and fill or reshaping of the land prior to subdivision. The area generally enjoys good views.

6.2.3 Recommended Heritage Listings

Sub-area 1: Land generally to the west of Esrom Street, incorporating West Street, Edgell Street and Keppel Street

The dwellings in upper Keppel Street collectively represent a very good example of 1950/1960's architecture and are worthy of retention should urban renewal proceed in this sub-area.

Following the public exhibition of the draft report, 16 West Street was identified as the Edgell factory's chemist's house built in 1927. Given its social connection to the Edgell factory it is recommended that this dwelling be listed as a heritage item.



Image: 16 West Street

Sub-area 2 Land generally to the east of Esrom Street; incorporating Golsby Street, High Street, Annesley Street and West Street.

No individual buildings are recommended for heritage listing in this sub area.

6.2.4 Recommended changes to the HCA boundaries

Sub-area 1: Land generally to the west of Esrom Street, incorporating West Street, Edgell Street and Keppel Street

The Bathurst Heritage Conservation Area boundary is recommended to be extended to include Keppel Street, upper West Street and Esrom Street. This is the majority of the upper sub-area two. This area is considered to have valuable fabric, siting and views. There are no individual items of notable significance, but the area as a whole is a reflection of 1960's architecture and wealth, and the recovery from WW2. The area is characterised by buildings that do not have significance on their own, but as a collective, represent fabric, age and integrity.

Statement of Significance of Keppel Street, upper West Street and Esrom Street area:

An excellent example of houses from the c. 1960s, this group of red textured brick veneer, triple fronted houses with terracotta tiled roof, are elevated on a sloping

landscape with framed floors. All display generous windows and a central front porch. Small variations in details between the houses, but a strong streetscape presence is retained.

Sub-area 2: Land generally to the east of Esrom Street; incorporating Golsby Street, High Street, Annesley Street and West Street.

There are a set of five dwellings on West Street that are notable (being 7-17 West Street). This set of dwellings present simple but elevated houses tied together with brick chimneys, gable roofs, no front fencing and small front porches. Each dwelling has a different coloured roof that connects the set as a collective, within the streetscape. It also provides colour and variation for individuality. See image below.



Image: 7-17 West Street

This set of houses above was for public housing and therefore would have been architecturally designed. Whilst the five houses on their own are not particularly impressive, as a collective they demonstrate a consistent built form and represent special urban character. The collective of the houses creates character and a reflection of social housing at the time. The loss of any of the houses within the set would be detriment to the streetscape and historic connection. These houses represent the best collective set of housing in this sub-area and are therefore worthy of retention as a reminder of the past should urban renewal proceed in this sub-area.

Statement of Significance:

A collection of simple dwellings constructed in the 1950s-60s that sit well back on their blocks elevated to maximise their aspect. Simple rectangular form predominates in timber framed construction, hipped or gable roofs are corrugated iron clad, front entry porch and rectangular or square windows. Garages are behind the building line and simple minimal front landscape. The houses were developed by the former NSW Housing Commission to introduce affordable housing in the suburbs.

It is also proposed to extend the Bathurst HCA to encompass the dwellings at 7-17 West Street as outlined earlier.

Map 4 below shows the proposed boundaries for new/extended heritage conservation areas in West Bathurst.



Map 4: Proposed expansion to HCA boundary

6.2.5 Suitability for urban renewal

Other than the localities identified above as recommended for inclusion in the Bathurst HCA, long term urban renewal of the remainder of this precinct can be supported in terms of the lower significance of the remainder of the housing stock. Importantly, new housing should respond to and be designed to relate to the topography of the land. Cut and fill for new housing should be discouraged.

The surrounds of this precinct are worthy of specific building design guidelines to ensure future development will be compatible and sympathetic to the existing housing stock and its setting. The design guidelines should be incorporated into a Development Control Plan for implementation through planning.

Future urban design investigations should be undertaken to guide redevelopment in order to manage change in the building stock. These investigations should give consideration to the following existing characteristics of the precinct:

- Sub-area 1: Land generally to the west of Esrom Street, incorporating West Street, Edgell Street and Keppel Street
 - Small brick fencing. Side fencing limited to 1m, and setback behind the dwelling line.
 - Mix of brick and weatherboard.
 - Mixture of colours.
 - Setbacks must complement the existing building line
 - Single car driveways only.

- Garages are cut into the ground, if on the high side, and the roof space utilised as the porch. Garages do not dominate the streetscape.
- Brick Chimneys.
- Roof tiles.
- New dwellings or additions are to be positioned higher if dwelling is on the high side of the street, consistent with character of the area.
- Dwellings on the lower side of the street are encouraged to remain single storey.
- Framed floors are required; slabs should not be permitted except for any ground floor garage.
- Building should be designed to respond to the topography of the land including natural ground level, raised floors, porches above garages that are cut into ground are to be considered to incorporate the slope of the land.
- Mix of gable and hipped roofs.
- <u>Sub-area 2: Land generally to the east of Esrom Street; incorporating Golsby Street,</u> <u>High Street, Annesley Street and West Street.</u>
 - Minimal or no front fencing is encouraged. Side fencing is to be limited to 1m, and setback behind the dwelling line.
 - Garages are behind the building line; the area is characterised by single car garages barely visible from the streetscape and this should be continued for any new development.
 - Mix of brick and FC sheet.
 - Mixture of colours.
 - New setbacks must complement the existing building line.
 - Single car driveway only. Garages and carports do not dominate and are off the streetscape and behind the dwelling.
 - Brick Chimneys should be retained and encouraged on new dwellings.
 - Roof cladding is to be iron roofing.
 - Mix of gable and hipped roofs.

6.3 Rocket Street precinct

The Rocket Street precinct is located between the Mitchell Highway and Suttor Street, west of Peel Street. The precinct is on the edge of the existing Bathurst and West Bathurst HCAs. Based on the information received from the Bathurst District Historical Society, the Munition cottages are located in this precinct (see area 2) on **map 5** below. These cottages have social significance and are dealt within in Section 6.4 below. The residual of the precinct (Area 1 of map 5) is investigated in this section.

The Rocket Street Precinct is a mix of building materials, colours, shapes and sizes. There is little uniformity of the dwellings style and character. There is a mix of weatherboard, imitation weatherboard, FC sheet and brick. The brick dwellings are also a mix of modern and aged, and varying in colours.

The lack of uniformity in this area results in poor urban character and therefore is not recommended protection under a HCA. The area is within close proximity to vast open space and shops and therefore considered suitable for urban renewal.

Whilst no specific characteristics have been identified for this locality building design guidelines should be prepared to guide any future redevelopment. Again, future urban renewal should be encouraged to respond to the natural topography of the locality to maximise available views. Cut and fill should be discouraged.



Map 5: Area 1 is Rocket Street Precinct and Area 2 is Munition Cottages precinct.

6.4 Munition cottages

The Munition Cottages Precinct (study area 2 in Map 5 above) is separated by Hector Park. The area is zoned R1 General Residential under the Bathurst Regional LEP 2014.



Map 6: Munition Cottages investigation area

6.4.1 History and relevant planning controls

The Munition Cottages were constructed between 1942 and 1943 in support of the war effort. The Munitions Factory was at 369 Stewart Street and was constructed in January 1941, approved by the former Department of the Interior. A "Gaol" flat site was transferred from the Bathurst City Council to the Commonwealth Government. The land identified for the Munition Cottages was on Crown Land and under Bathurst City Council control. The location of the cottages is significant because it was in close proximity to the Munition Factory.

Prior to the construction of the cottages, the area encompassing Tremain Ave, Kelly Place and Veness Street was land originally identified as a Reserve for Public Recreation, according to Parish Map 1939, see below.

The area encompassing the three cul-du-sacs off Vittoria Street was land identified as separate allotments but marked as appropriated and vest in the Housing Commission.



Parish Map of Bathurst, County of Bathurst Map 1939



Parish Map of Bathurst. County of Bathurst Map 1939

The 100 fibro houses were constructed as a result of a general shortage of housing in 1941. The subdivision occurred in two stages, according to the Survey Plan. Stage 1 was the three cul-du-sacs off the Mid-Western Highway and Stage 2 was the area of Tremain Avenue, Veness Street and Kelly Place. The houses were rented to the Munition Factory workers. There was discussion at the time that the houses would be constructed of brick, but to keep costs and rents low, FC sheeting was used. Mr JB Chifley (Member of Parliament) was involved in the project and made a particular point of making housing available for single men². It is important to acknowledge the walkability of the munition cottages to the factory.

It was understood the street names were after politicians at the time, with each name representing the following:

Moodie	Mayor of Bathurst		
Chifley	Member of Parliament and Prime Minister of Australia 1945-49. Strongly involved in providing affordable housing and employment for low-income people.		
Hansard	Alderman of Bathurst and supported work for low income people an war reconstruction.		
Tremain	nain The Tremain Mill, originally the Victoria Mill, was established on the corne of Havannah and Keppel Streets in 1859. Tremain Mill was known to be on par with the best mills operating in NSW at the time. Tremain Mill closed in the 1980s, representing over 150 years of flour milling in the area.		
Kelly	Honourable Gus Kelly, Member for Bathurst. Kelly was known to take deep interest in social improvement. \Mr. Kelly was a MLA at the time and Minister for Health in 1944. Kelly Street is the smallest cul-du-sac with the most impressive views of the development.		
Veness	It is likely this street was named after Daniel F Veness, Bathurst City's longest serving Town Clerk. Daniel served from 1891 to 1929, with a number of the Veness family involved in local government. Veness is also recorded as being involved with other areas of the community, such as the Patriotic Fund, established in August 1914, for WW1.		



eet.

Interviews for jobs were conducted in 1941 and 1942 by the Lithgow munitions people. Men who "returned from military camps" were given priority for jobs.

The Factory closed in June 1946. At its peak it employed 1,800 people and was an important feature of the community. The Munition Factory also had a strong social presence in Bathurst. In 1941, the Munition Factory staff and employees donated part of their wages for the children of St Joseph's Orphanage in William Street.

6.4.2 Physical Description

² Lithgow Mercury Wednesday July 1941.

This precinct is made up of single storey dwellings, on relatively small allotments, incorporating cul-du-sacs and curved streets. The dwellings are fibro clad with brick chimneys, contain no front fences and have excellent city views. The brick chimneys play an important role in connecting the cottages with a central design detail. The dwellings have a simple plan, with single return, and several incorporate a small front porch. Those dwellings left in the most original state have three pane casement windows. See image below.



Image: A munition cottage in fairly original Image: Munition Cottages on Moodie Place. state, Moodie Place

The houses have been strategically located to curve and relate to the street direction. This gives the houses a curved setback compatible with the streets. A garden suburb approach had been incorporated into the subdivision design.

There are some issues which may undermine the integrity or intactness of the Munition Cottages. These include:

- Proximity of classified road, Mid-Western Highway generating noise, traffic and potential redevelopment;
- Fibro cement sheet is not considered a sustainable material given lack of heating properties; (although fibrous sheet with insulation behind may provide a good alternative)
- Some cottages have introduced storm shutters that create a sense of security, or threat of crime which has a negative impact on the character.

6.4.3 Recommended Heritage Listings

The Munitions factory is already listed as a Heritage Item (I311) on the Bathurst Regional LEP 2014. No individual cottages are recommended for listing.

6.4.4 Recommended changes to Heritage Conservation Area boundary

The site visits undertaken revealed that the area contains many surviving elements associated with the Munition Cottages. It was found that all munition cottages are remaining, and very few cottages have been substantially altered. Alteration has generally occurred in the form of aluminium window replacements or recladding with imitation weatherboard. Overall, the area is very much intact and in original condition, with some minor neglect to some dwellings. It is clear the dwellings are well constructed and designed by a government architect.

Given the social and physical history of this area, it is recommended that the whole area be included as a HCA. The loss of any of the collection of houses may have the potential to diminish the significance of the collection and their streetscape. The Munition Cottages explain a significant event in Australian and Bathurst's history.

6.4.5 Desired Future Character Statement

The following Statement of Significance has been prepared for the Munition Cottages

The Munition Cottages were developed to support the war effort providing accommodation for workers. The two subdivisions consisted of 106 allotments for the development of workers cottages.

The houses are generous in size for the period; usually double fronted with large windows and central 'front door' off a porch addressing the street. Light weight cladding, corrugated iron roof and face brick chimneys were common. But small details changed between houses to promote a personal identity such as window types; casement and double hung, mirror reversing plans and having front facing gables instead of the roof hip.

The houses are set back well from the street on undulating land leading many to have raised entry, and vistas, some with a connecting view to the government Crown land that they were originally part of.

The lots mostly involved Cul-de-sac land sub-division which was new to Bathurst at the time; as cul-de-sacs have only one entrance this would encourage close neighbourhood culture.

They provide an excellent example of housing stock constructed to meet the housing aspirations of a wartime workforce. They have special social significance for their association with Ben Chifley and for the period of growth and investment that was brought to Bathurst and the region during the war, by the establishment of new industries and new employment opportunities outside of the agricultural industry.

The following image represents the typical features of a Munition cottage and could be used as Interpretation Signage.



Image: reatures of munition Cottages, drawn by Barbara Hickson

6.5 Gormans Hill

Gormans Hill is south-east of the Bathurst CBD. Gormans Hill contains a mix of modern and Victorian architecture. Gormans Hill is not currently covered by any Heritage Conservation Area, see **Map 6** below. It has a predominately residential use but contains a few commercial uses.

This area is not recommended for urban renewal. However, it is recommended that Council draft specific development controls for this precinct to guide any future change to these cottages or proposal for infill development (similar to existing DCP provisions for the Duration Cottages). This will ensure that new urban infill development will be sympathetic to the existing character of the precinct.



Map 7: Gormans Hill investigation area

6.5.1 History

Gormans Hill takes its name from the hill within the area that accommodates the listed property of Gormans Hill. The first road into Bathurst (Cox's Road) came this way so it is a very early district of Bathurst, that was re-settled again after WWII.

The area in 1933 was farming land with allotments ranging from 67-103 acres. The 1933 Parish Map identifies a portion of land as being reserved for residential purposes, surrounding the Water Supply plant. This area is identified as McPhilliamy Avenue, Fishs Parade and Dees Close.



Parish of Bathurst, County of Bathurst Map 28 April 1933

The area was subdivided in 1952, under the Municipality of the Shire of Abercrombie. The area was predominately developed by public housing corporations, which still own a significant portion of the area.

The Bathurst District Historical Society identified relevant social and historical value that adds significance to the area including:

- Gas works
- Water works
- Dairy in Lyal Street
- Cables Inn
- Macquarie Care Villas
- Glenray House

The northern portion of the Gormans Hill locality contains a number of industrial uses that may impact upon the remaining residential area. The land is also identified to be flood protected from Queen Charlottes Creek.

6.5.2 Physical Description

There are a number of physical elements in Gormans Hill that date from 1940s-1950s that give the area a distinct character. There are pockets of much older and substantial buildings including an 1860's Victorian building currently known as St Vincents Hospital, and a 1935 residential building known as Gormans Hill Inn. Mackillop College, established 1967, is also within this locality.

Fishs Parade and McPhillamy Avenue are characterised by single storey, (fibro-omit) dwellings. The dwellings are generally fibro clad with a brick base and brick chimney. The dwellings contain a mix of gable and hipped roofs. There is a spread of different colours amongst the roofs and houses are mostly light beige or cream. The consistency of the dwelling material and style give uniformity to the area. Overall, the dwellings appear to be kept in original condition with little work being undertaken. The area represents well-planned streets that provided social housing in a low-density environment throughout.

All dwellings are generously setback from the street and where required, appropriately curve around street corners. There are no front fences and side fencing is small and setback presenting a spacious and welcoming streetscape. The allotments are generous, ranging from 600m²-890m². There is little substantial vegetation on the streetscapes.



Image: McPhillamy Avenue

The area has one small pocket park, Gormans Hill Park, and adjoins the sporting facilities of Proctor Park. Land to the south, east and further west is agricultural land. Whilst vegetation is present, there is little to suggest consistency throughout the streets.

There are currently two Heritage Items identified in the Bathurst Regional LEP 2014. 48 Lyal Street (Item No.146) is a Local Item being a pair of Late Victorian Residences. 2 Dees Close is a Local Item (I143) being a two storey Victorian Gothic residence associated with Thomas

Gorman, once of Evan's original party and Supt. of the road gang to Bathurst. The residence was once a former in.

6.5.3 Recommended Heritage Listings

1

Only one additional dwelling was identified to be considered for a Local Heritage listing, being 12 Gormans Hill Road. The dwelling is a Federation period house in good condition. The dwelling is setback from other dwellings and the established building line, giving it substantial presence in the streetscape.

A Federation period building in excellent condition. The
house is setback from the street within an appropriate
garden setting. The quality and attention to detail on the
house suggests ownership would have been valuable.

Statement of Significance Excellent example of an early Federation House set well back from the road. House is in face brick and hipped tiled roof and gable addressing the street, with exposed rafters at eaves. Box framed window under gable with decorative barge board above and awning over window. Bay or box windows at front and side are timber casement with multiple small panes at top of sash. Excellent original front door and side light panelled and glazed.

> Well detailed verandah with intricate timber fretwork between timber posts, half height, set on tapered brick pillars and rendered balustrade between.

Chimneys corbelled and decorated with bands of render.

Property completed with good garden setting behind an appropriate style and period of front fence, with capped brick piers and wrought iron infill.



It is also recommended that the former Bathurst Gasworks works site be considered for State listing of the Bathurst Regional LEP 2014.

The Bathurst Regional Heritage Study 2007 had recommended the listing of the former Gasworks site. Council resolved not to proceed with its listing. A draft Conservation Management Plan prepared for the former Gasworks site identifies its heritage significance at both a local and state level. Listing of the site on the LEP is therefore recommended. The draft Conservation Management Plan includes a Statement of Significance for the Gas Works site.

6.5.4 Recommended changes to Heritage Conservation Area boundary

The investigation into the Gormans Hill area did not reveal a necessity to extend the boundaries of the existing HCA. Whilst Gormans Hill has important social and built form history to Bathurst but conservation is not warranted. However future development should be guided to be sympathetic to the established character of the area.

6.5.5 Suitability for urban renewal

Long term urban renewal of this precinct can be supported in term of the lower significance of the precincts housing stock. In order to manage compatible change in building stock, the following existing characteristics of the precinct should be explored:

- Simple floor plans with double or triple front return and front porch;
- Front fences should not be permitted, side fences should be permitted only behind the building line.
- Development on corners is to continue and complement the existing setback and curve around the bend of the corner.
- Front setbacks are to be consistent, curved setbacks are required for lots that bend around corners.
- Two storey additions or new buildings are to be stepped, giving a sense of articulation and sympathy to adjoining single storey buildings.
- Brick chimney's, preferably in red brick, should be retained.
- A mixture of fibrous cement sheet and brick is encouraged.
- Garages should be setback behind the building line and contain single car driveways.

6.6 Lower Havannah Street

The precinct of Lower Havannah Street includes the area from Kendall Avenue to Howick Street, including Baillie Street, Durham Street and Bryant Street.



Map 8: Lower Havannah Street investigation area

The precinct is currently within the Bathurst Heritage Conservation Area, pursuant to Bathurst Regional LEP 2014. The area has a mix of allotment sizes but all dwellings are single storey. The area contains some light industrial uses in the eastern end and a three storey unit development off Bailee Street.

The area is zoned R1 General Residential and is flood protected by an existing levee.

6.6.1 History and relevant planning controls

The area was established by the late 1800's. A substantial portion of this area is a collection of Mid and Late Victorian cottages.

Sites identified by the Bathurst District Historical Society that have social and historical value includes:

- Cottages in Lower Havannah Street;
- Site of Dewer Brickworks;
- Site of an agricultural experimental farm; and
- Site of Denison Bridge Foundry.

The 1940 Parish Map shows this area to be large allotments, likely still used for farming. Ownership was by J. Turnbull, R. Machattie, J. Barns, W. Morgan, W. Golsby, M Declout, E. Austin and J. Hayes. This ownership was still shown on the 1972 Parish Map.

The National Advocate reported in 1938 that Havannah Street was tarred with bitumen as a result of increased traffic to and from Mount Panorama. It is likely that the improved infrastructure may have generated an increase in residential development, particularly in the Durham and Bryant Street area.

6.6.2 Physical Description

The area is made up of small scale residential single storey cottages. There is a mix of attached and detached cottages. The building stock is modest in scale, with corrugated roofing and low verandah roofing. Front fencing is characterised by short brick piers with minimal infill which complements the small housing form. Housing is generally painted or rendered brickwork.

More modern housing on Bryant Street and Durham Street incorporates cheaper materials including brick veneer and imitation weatherboard. This housing is reflective of 1950's architecture. This housing has much lower roof pitches and introduces some inconsistent fencing types and heights.

A 1980's three storey unit block is located off Baillee Street as shown in the image below. Given the low lying nature of the land this unit block is generally not visible.



The building stock collectively contributes to the conservation area in terms of consistency, scale, style and other features. The consistent built form is complimented by vast open space to the east and north, and rural land to the east. The open space, being Alan Morse Park and Bathurst Sportsground provide an important open character to the residential area. Land to the north also incorporates the Main Western Railway which also has an influencing character on the locality.

6.6.3 Recommended Heritage Listings

It is recommended that the long stretch of early Victorian dwellings facing Havannah Street should be considered for heritage listing, see image below. The dwellings present a consistent

Image: 5 Baillie Street

built form and are a good representation of the Mid-Victorian architecture. The dwellings look over Alan Morse Park and have good visibility from several vantage points.



Image: 52-60 Havannah Street

Statement of Significance:

A terrace of mid-Victorian single storey masonry houses, modest but well unified and a very good representation of the period. Long iron clad hipped roof over all, with simple separately supported straight iron roof on non-original pipe posts across the front façade. Many original chimneys retained.

Each house is relatively symmetrical with central door and single window each side in basic 'golden proportion' shape and double hung function. many original windows remaining.

Properties completed with small front garden settings behind appropriate style brick fence with pillars at ends and gates and triangular masonry mid-way with rail over and wrought iron gates.

6.6.4 Recommended changes to Heritage Conservation Area boundary

The existing HCA boundary is considered to adequately enhance the existing building stock and preserve the urban character. Maintaining the existing HCA boundaries will still allow for appropriate introduction of new buildings that are compatible and complementary.

6.6.5 Suitability for urban renewal

Within this area, there are some vacant allotments that demonstrate potential for increased density development. Whilst this area contains significant building stock, it is able to accommodate change and allow for increased height and densities. The precinct has vast adjoining open space and is in close proximity to public recreation facilities and the CBD. If development is managed appropriately, increasing residential density and built form in this area will create a positive outcome. Determining a future character statement has the potential to add value and benefit the heritage assets.

This locality sits low in the land and is well suited to taller building heights as evidenced by the almost invisibility of the existing 3 storey unit block.

It is therefore recommended that consideration be given to increase the maximum height of buildings in this precinct from 9m to 12m. This will also allow for an increase in density. It is acknowledged that this change should not be implemented until Council reviews its Floodplain Management Plan in relation to the appropriateness of increasing residential densities on flood protected lands.

Desired future character statement recommended for this precinct is:

The area represents Mid-Victorian attached dwellings in good condition. New buildings should be integrated appropriately in terms of scale, materials and detailing.

Siting, bulk and scale of buildings that are two or three storey and adjoining single storey is crucial for appropriate and sympathetic development. Increased height development needs to demonstrate articulation and stepped roof heights. Development is to respond to context in terms of scale, form and detailing. Painted or rendered brick with corrugated iron roofing is encouraged. Minimal fencing incorporating a mix of materials is appropriate. Dominance of garages is not permitted. Development is to maximise views with respect to adjoining buildings.

6.7 Summary of Investigation Areas

This report reviews the boundaries of the Bathurst and West Bathurst HCAs. A review has been undertaken of all adjoining lands to determine whether or not the boundaries of the HCA should be expanded. The report also examines the building stock in five key precincts identified by the Bathurst 2036 Housing Strategy as areas that should be investigated for urban renewal. These precincts adjoin the existing HCAs and have been investigated to determine:

- The significance of their current building stock;
- Whether new buildings/lands should be listed as heritage items or included within a HCA;
- The suitability of each precinct for urban renewal in terms of the significance of the existing building stock.

Generally these investigation areas have contained building stock from the 1940's, 50's and 60's. Much of this building stock, whilst not invaluable, does not currently hold a high level of heritage significance. The Bathurst City's key precincts of 1940's, 50's and 60's building stock considered to be the highest social and physical value include:

- The Chifley estate (already within the Bathurst HCA);
- The Duration Cottages (already within the West Bathurst HCA); and
- The Munition Cottages recommended by this report to be included in the Bathurst HCA.

If other less significant 1940's, 50's and 60's building stock is ultimately lost to the city as a result of urban renewal then these three locations will become more highly valued as the city's best examples of this period of architecture. It is therefore recommended that Council review its development controls for all three locations to ensure adequate provisions are in place to manage any future change in these localities. It is also important for Council to prepare appropriate literature to advise owners of why this building stock is valuable to the city's heritage and provide advice on how to maintain these buildings and manage any change (e.g. additions) to them.

There are several locations adjacent to the existing HCA that do not take into account the opposite side of the road. This could result in non-contributory development occurring adjacent to the HCA which may have an impact on the existing HCA. In these areas it is proposed to extend the HCA boundary to the rear boundary of these properties to ensure that the impact to the HCA is minimised and the streetscape maintained (refer to Map No. 1a).

Map 9 below provides an overall map of the final areas recommended for inclusion within a Heritage Conservation Area.



Bathurst Regional Council expressly diselains all liability for errors or onissions of any kind whatsoever, or any loss, damage or other consequence which may arise from any person relying on information in this Plan. Date 02/09/2019 Note: The colours on this Plan do not indicate landuse zones under the Bathurst Regiona Local Environment Plan 2014. "Base Maps: 12 Department of Lands 2006"

Map 9 – Proposed new Conservation Areas

7 Recommendations

The Heritage Conservation Area Review makes the following recommendations for consideration by Council:

- 1. Maintain all existing Heritage Conservation Area boundaries.
- 2. Expand the Heritage Conservation Area boundary to ensure it accounts for properties on the opposite side of the road to manage non-contributory development. See Map No. 1a for the proposed extension.
- 3. Expand the Heritage Conservation Area boundary or create new Heritage Conservation Areas, over:
 - the Munition Cottages (refer map 6)
 - West Bathurst: Keppel Street, upper West Street and Edgell Street, refer Map 4); and
 - West Bathurst: 7- 17 West Street (refer map 4)
- 4. Prepare appropriate development controls of the Munitions Cottages and review its development controls for the Duration Cottages and Chifley Memorial Estate to ensure adequate provisions are in place to manage any future change in these localities.
- 5. Subject to the review of the Bathurst Floodplain Management Plan, increase the maximum height of building permissible to 12m for the Lower Havannah Street precinct. The increased maximum height of buildings would only apply to Howick, Bryant, Durham, and Baillie Streets. The increased height would not be suitable on Havannah Street.
- 6. Prepare detailed design guidelines to guide the future development of those areas identified as being suitable for future urban renewal.
- 7. List the following properties as heritage items on the Bathurst Regional Local Environmental Plan 2014 to be of local heritage significance, being
 - 16 West Street, Bathurst
 - 52-60 Havannah Street, Bathurst;
 - 12 Gormans Hill Road, Gormans Hill;
 - 23 and 29 Hope Street, Bathurst;
 - 69 Stanley Street, Bathurst; and
- 8. List the following property as a heritage item on the Bathurst Regional Local Environmental Plan 2014 of State Significance:
 - Former Gasworks site.

(Note **Map 9**, above, provides an overall map of the final areas recommended for inclusion within a Heritage Conservation Area.)

Attachment 2 - Council minute to proceed with the Planning Proposal

10 HERITAGE CONSERVATION AREA REVIEW 2018 (20.00129)

Recommendation: That Council:

- (a) adopt the Heritage Conservation Area Review 2018 with those amendments as outlined in this report;
- (b) prepare a Planning Proposal in accordance with the NSW Department of Planning, Industry and Environment Guidelines to amend the Bathurst Regional Local Environmental Plan 2014 based on the recommendations of the Heritage Conservation Area Review 2018;
- (c) forward the Planning Proposal to the NSW Department of Planning, Industry and Environment requesting a Gateway Determination;
- (d) accept any delegations from the Department of Planning, Industry and Environment in relation to this Planning Proposal;
- (e) prepare an amendment to the Bathurst Regional Development Control Plan 2014 to introduce appropriate development standards to support the Local Environmental Plan amendment;
- (f) notify those that lodged a submission of Council's decision; and
- (g) call a division.

<u>Report</u>: The City of Bathurst incorporates two existing Heritage Conservation Areas: the Bathurst Heritage Conversation Area and West Bathurst Conservation Area.

Council recently adopted the Bathurst 2036 Housing Strategy. The Housing Strategy identified five precincts, the majority outside of the existing Heritage Conservation Areas, as areas where urban renewal might be appropriate to increase the density of housing within proximity to the centre of Bathurst. The Housing Strategy recommended that Council investigate the heritage significance of these areas, amongst a range of issues, to determine their suitability or otherwise for urban renewal.

Council's Strategic Planning Section, in conjunction with the Bathurst Region Heritage Advisor, prepared the Heritage Conservation Area Review, 2018 to:

- 1. Review the boundaries of the Bathurst and West Bathurst Heritage Conservation Areas.
- 2. Identify buildings or areas that should be listed as heritage items or included within the existing Heritage Conservation Area boundary or a new Heritage Conservation Area.
- 3. Prepare a statement of significance for areas and/or sites recommended for listing or inclusion in a heritage conservation area.
- 4. Review the five precincts identified in the Bathurst 2036 Housing Strategy to determine:
 - a) The significance of the existing building stock;
 - b) Whether all or part of each precinct is suitable for renewal in terms of the significance of that building stock; and
 - c) Prepare desired future character statements for each precinct where urban renewal is supported.

Director Environmental Planning & Building Services' Report to the Council Meeting 18/09/2019

<u>Attachment 1</u> provides a series of maps that summarise the recommendations of the Study as exhibited:

- Map 1 The current boundaries of the existing Bathurst and West Bathurst Heritage Conservation Areas.
- Map 2 The proposed extensions to the boundaries "over the road" to account for properties on the opposite side of the road where required,
- Map 3 The recommended areas in West Bathurst to be included within a heritage conservation area.
- Map 4 The location of the Munitions Cottages recommended to be included within a heritage conservation area.
- The location of each of the proposed new heritage items.

Council, at its meeting held 20 March 2019, resolved to place the Heritage Conservation Area Review on public exhibition for 28 days. The Study was exhibited from 29 April to 7 June 2019. All property owners recommended within the study for future heritage listing or inclusion within a heritage conservation area were notified of the exhibition period.

As a result of the exhibition process, 7 submissions were received (<u>attachment 2</u>). The matter proceeded to a Discussion Forum on 7 August 2019. Council also received a late submission from NSW Premier and Cabinet (Heritage) who did not raise any objections to the study (<u>attachment 3</u>).

Two of the submissions sought to be excluded from the future boundaries of the Heritage Conservation Areas, 307 Keppel Street and 18 Tremain Avenue.

307 Keppel Street is a modest red brick late 1960s dwelling and sits within the proposed Heritage Conservation Area in upper Keppel Street as shown on **Map 3 of attachment 1**. The property is not considered to be the most significant of those proposed to be included in this area but sits comfortably within its streetscape and this locality. Its inclusion in the heritage conservation area would not preclude alterations to the existing dwelling or redevelopment of the site into the future but it would ensure any proposal for demolition and replacement would be considered in the broader context of the architectural period of this area of Bathurst. The property owner would also be able to access Council's heritage incentive programs, including free advice from Council's heritage advisor and possible small grant funding.

18 Tremain Avenue is one of the Munitions Cottages identified in the Study (**map 4 of attachment 1**). The Munition Cottages were constructed between 1942 and 1943 in support of the war effort. The Munitions Factory was at 369 Stewart Street and was constructed in January 1941, approved by the former Department of the Interior. A site was transferred from the Bathurst City Council to the Commonwealth Government. The land identified for the Munition Cottages was on Crown Land and under Bathurst City Council control.

The 100 fibro houses were constructed as a result of a general shortage of housing in 1941. The subdivision occurred in two stages, according to the Survey Plan. Stage 1 was the three cul-du-sacs off the Mid-Western Highway and Stage 2 was the area of Tremain Avenue, Veness Street and Kelly Place. The houses were rented to the Munition Factory workers. There was discussion at the time that the houses would be constructed of brick, but to keep costs and rents low, FC sheeting was used.

Mr JB Chifley (Member of Parliament) was involved in the project and made a particular point of making housing available for single men. The location of the cottages is significant because it was in close proximity to the Munitions Factory.

Whilst 18 Tremain Ave, like the other Munitions Cottages, is very modest, as a group of cottages they are representative of a period of important social housing. Whilst a heritage conservation area would not preclude alterations to dwellings or redevelopment of sites into the future it would ensure any proposals are considered in the broader context of the architectural period and type of housing of this area of Bathurst. The property owners would also be able to access Council's heritage incentive programs, including free advice from Council's heritage advisor and possible small grant funding. It is noted that 18 Tremain Ave may have the potential for a dual occupancy development and a heritage conservation area would not negate that potential.

The submission from the property owner at 16 West Street has identified that her house was the chemist's house of Edgells built in approximately 1927. As such she suggests that her house is significant on an individual level as the Edgells original family home, the factory and the chemist's house continue to be a part of Bathurst's history. Council has sought additional advice from the Historical Society about the history of this area of Bathurst and the relationship of housing in this part of West street to the Edgell's factory. Given the social significance of the dwelling, the Heritage Conservation Area Review report has been amended to include a recommendation that 16 West Street be listed on the Local Environmental Plan as a heritage item.

The submission from Land and Housing Corporation raised some issues as to whether or not the houses at 7 to 17 West Street (**map 3 of attachment 1**) are proposed for heritage listing or to be located within a heritage conservation area. It was intended that they be included within a heritage conservation area and so the Heritage Conservation Area Review report has been amended accordingly.

The other submissions received supported the recommendations of the Study.

Council staff have made other minor amendments to the Study following its exhibition. A copy of the final Study recommended to Council for adoption is provided at <u>attachment 4</u>.

<u>Attachment 5</u> provides an overall map of the final areas recommended for inclusion within a Heritage Conservation Area.

The final Heritage Conservation Area Review report includes the following recommendations:

- 1. Expand the Heritage Conservation Area boundary to ensure it accounts for properties on the opposite side of the road to manage non-contributory development. Refer to **map 2 of attachment 1** for the proposed extension.
- 2. Expand the Heritage Conservation Area boundary or create new Heritage Conservation Areas over:
 - the Munitions Cottages (map 4 of attachment 1)
 - West Bathurst Keppel Street, upper West Street and Edgell Street (map 3 of attachment 1); and
 - West Bathurst: 7- 17 West Street (map 3 of attachment 1)
- 3. That Council prepare appropriate development controls for the Munitions Cottages and review its development controls for the Duration Cottages and Chifley Memorial Estate to ensure adequate provisions are in place to manage any future change in these localities.
- 4. Subject to the review of the Bathurst Floodplain Management Plan, increase the maximum height of buildings permissible to 12m for the Lower Havannah Street precinct. The increased maximum height of buildings would only apply to Howick, Bryant, Durham, and Baillie Streets. The increased height would not be suitable on Havannah Street.

Director Environmental Planning & Building Services' Report to the Council Meeting 18/09/2019

- 5. Prepare detailed design guidelines to guide the future development of those areas identified as being suitable for future urban renewal.
- 6. List the following properties as heritage items on the Bathurst Regional Local Environmental Plan 2014 to be of local heritage significance, being
 - 16 West Street, Bathurst
 - 52-60 Havannah Street, Bathurst;
 - 12 Gormans Hill Road, Gormans Hill;
 - 23 and 29 Hope Street, Bathurst;
 - 69 Stanley Street, Bathurst; and
- 7. List the following property as a heritage item of State Significance on the Bathurst Regional Local Environmental Plan 2014:
 - Former Gasworks site.

It should be noted that adoption of the Study itself does not create a change in the planning controls. It is therefore recommended that Council prepare a planning proposal to amend the Bathurst Regional Local Environmental Plan 2014 to implement the recommendations of the Study. This process is expected to take at least 12 months.

This will also necessitate a review of the Bathurst Regional Development Control Plan 2014 to develop appropriate development standards for the expanded heritage conservation area over the Munitions Cottages and to update the development standards for the existing heritage conservation areas that cover the Duration Cottages and the Chifley Housing Estate. It is also proposed to develop information brochures for the Munitions Cottages, the Duration Cottages and Chifley Memorial Estate to outline their history, the development standards proposed for each of these localities under the development control plan amendment, and to outline Council's heritage services available to these properties.

It should be noted that the planning proposal and development control plan amendment will involve further consultation with all property owners and interest groups. A further report will be presented to Council to consider final adoption of the Planning Proposal and the accompanying development standards.

Conclusion

Council has reviewed the boundaries of the Bathurst and West Bathurst Heritage Conservation areas. Following public exhibition of the Study it is recommended that Council adopt the Study with some minor amendments as outlined in this report to inform a Planning Proposal to amend the Local Environmental Plan.

<u>Financial Implications</u>: The Heritage Conservation Area Review was prepared within existing budgets.

Bathurst Community Strategic Plan - Objectives and Strategies

•	Objective 1: Our sense of place and identity	Strategy 1.2, 1.5
•	Objective 4: Enabling sustainable growth	Strategy 4.1, 4.6
•	Objective 6: Community leadership and collaboration	Strategy 6.1

Community Engagement

 Inform
To provide the public with balanced and objective information to help them understand the problem, alternatives opportunities and/or solutions.

Director Environmental Planning & Building Services' Report to the Council Meeting 18/09/2019

MINUTE

21 <u>Item 10 HERITAGE CONSERVATION AREA REVIEW 2018 (20.00129)</u> MOVED: Cr A Christian SECONDED: Cr I North

RESOLVED: That Council:

- (a) adopt the Heritage Conservation Area Review 2018 with those amendments as outlined in this report;
- (b) prepare a Planning Proposal in accordance with the NSW Department of Planning, Industry and Environment Guidelines to amend the Bathurst Regional Local Environmental Plan 2014 based on the recommendations of the Heritage Conservation Area Review 2018;
- (c) forward the Planning Proposal to the NSW Department of Planning, Industry and Environment requesting a Gateway Determination;
- (d) accept any delegations from the Department of Planning, Industry and Environment in relation to this Planning Proposal;
- (e) prepare an amendment to the Bathurst Regional Development Control Plan 2014 to introduce appropriate development standards to support the Local Environmental Plan amendment;
- (f) notify those that lodged a submission of Council's decision; and
- (g) call a division.

On being **<u>PUT</u>** to the **<u>VOTE</u>** the **<u>MOTION</u>** was **<u>CARRIED</u>**

The result of the division was:

<u>In favour of the motion</u> - Cr W Aubin, Cr B Bourke, Cr A Christian, Cr J Fry, Cr G Hanger, Cr J Jennings, Cr M Morse, Cr I North, <u>Against the motion</u> - Nil <u>Absent</u> - Cr J Rudge, <u>Abstain</u> - Nil

Director Environmental Planning & Building Services' Report to the Council Meeting 18/09/2019

Attachment 3 - Current LEP Maps indicating Bathurst and West Bathurst Heritage Conservation Areas and Height of Buildings








Attachment 4 - Proposed LEP Maps indicating Bathurst and West Bathurst Heritage Conservation Areas, Height of Buildings and New Items

Environmental Planning and Assessment Act 1979

Bathurst Regional Local Environmental Plan 2014 (Amendment No 20)

Bathurst Regional Council 158 Russell Street Private Mail Bag 17

Map Cover Sheet

The following map sheets are revoked:

Map Sheet	Map Identifier
Heritage Map	
HER 011B	0470_COM_HER_011B_020_20200501
HER 011BA	0470_COM_HER_011BA_010_20200501
HER 011BB	0470_COM_HER_011BB_010_20160602

Height of Buildings Map	
neight of Dununigs map	
HOB 011B	0470 COM HOB 011B 020 20200623
	0470_COM_HOB_011B_020_20200023

The following map sheets are adopted:

Map Sheet	Map Identifier	
Heritage Map HER 011B HER 011BA HER 011BB	0470_COM_HER_011B_020_20201217 0470_COM_HER_011BA_010_20201217 0470_COM_HER_011BB_010_20201217	
Height of Buildings Map HOB 011B	0470_COM_HOB_011B_020_20201218	
Certified		
[Title of Council Delegate]	[<i>Date</i>] Minister for Planning and Infrastructure	[Date]









Attachment 5 – Draft DCP Controls and DCP Map

Bathurst Regional Development Control Plan Amendment

Council is preparing a Planning Proposal to amend Bathurst Regional Local Environmental Plan 2014 to:

- 1. Amend Schedule 5 Environmental Heritage of Bathurst Regional Local Environmental Plan (LEP) 2014 to amend the boundaries of the existing Bathurst and West Bathurst Heritage Conservation Areas.
- 2. Update Schedule 5 Environmental Heritage of Bathurst Regional Local Environmental Plan (LEP) 2014 to include an additional 8 sites as local heritage items.
- 3. Amend the Height of Buildings Map where required.

To support the LEP amendment, amendments are required to the provisions within Bathurst Regional Development Control Plan 2014.

Currently, Bathurst Regional Local Environmental Plan 2014 incorporates two existing Heritage Conservation Areas, the Bathurst Heritage Conversation Area and the West Bathurst Conservation Area. These HCA's are currently supported in the DCP by Cl 10.7 Chifley Memorial Housing Estate and Cl 10.8 West Bathurst Heritage Conservation Area in the DCP.

As part of the Planning Proposal, it is proposed to incorporate the existing West Bathurst Heritage Conservation area into an expanded Bathurst Heritage Conservation Area and that includes Chifley Memorial Housing Estate, the Duration Cottages, Munitions Cottages and other Mid-Century buildings in West Bathurst.

CI 10.7 of the DCP will be amended to reflect the desired building controls for the Chifley Memorial Housing Estate, Duration Cottages, Munitions Cottages and other Mid-Century heritage precincts in West Bathurst.

Cl 10.8 is therefore repealed.

10.7 DEVELOPMENT IN THE MID CENTURY HERITAGE PRECINCTS

10.7.1 Land to which this Section applies

This section applies to that land shown on Map No. 33 –Mid Century Heritage Precincts and has the following sub areas identified:

- Area 1 Duration Cottages
- Area 2 Munition Cottages
- Area 3 Chifley Memorial Housing Estate
- Area 4 West Bathurst

10.7.2 Objectives

a) To ensure new infill development complements the small scale housing of the Mid Century Heritage Precincts.

10.7.3 Statement of Significance

Council is to consider the relevant Statement of Significance in the assessment of applications in the Mid Century Precincts.

Area 1 - Duration Cottages

The Duration Cottages were developed on the edge of the city during WWII primarily to provide housing for munitions factory workers that worked in the Australian Defence Industry (ADI) munitions factory located on Stewart Street, Bathurst. Over 1000 duration cottages were built across NSW in 1942-43 by The Department of Works.

The Department of Works office overseeing construction of the duration cottages in Bathurst was located in front of the wooden Scout Hall at No. 18 Alamein Walk. Known as 'Macquarie View,' the duration cottages comprised 100 homes intended only as a temporary, later upgraded to permanent. These cottages were known as duration cottages as the accommodation only available for the duration of their employment, to those employed in the war effort at the nearby munitions factory. The street names derived from battles, events and individuals from the war.

The houses are modest, single storey, square houses constructed mostly of light weight materials including FC sheet and weatherboard cladding with a mix of concrete tiles or sheet corrugated iron roofs. The houses are located close to the street with small and few front fences.

The simple, unpretentious design and built form of the houses in this area provide an excellent example of housing stock constructed to meet the housing aspirations of a wartime workforce. They have special social significance for their association with Ben Chifley and for the period of growth and investment that was brought to Bathurst and the region during the war, by the establishment of new industries and new employment opportunities outside of the agricultural industry.

The houses are believed to be designed by three Vandyke Borthers who arrived in Australia from Hollands in 1933. In 1936 Christopher Van Dyke patented a system of prefabrication known as the 'Sectionit'. It comprised of timber frames sandwiched panels lined with fibro sheets. The panels came to site as a plain sheets, or with windows and doors already assembled within. The prototype, known as The Duration House, promised a lower construction cost of £250 each. The efficiency achieved by using a standard design provided a cheaper home. The detailing and choice of materials used used

The Vandyke Brothers were commissioned by the Government to build homes for munitions workers at the Small Arms Factory in Lithgow and Bathurst. The Department of Works had an office in the estate and were responsible for the building of the homes. All had an outside toilet, at the bottom of the garden.

At the conclusion of the war, the small arms factory was converted to manufacturing clothes and furniture and building activity was limited due to the war effort. The duration cottages were offered for sale to local residents at a cost of £400 cash or instalments to a total of £500.

Area 2 - Munition Cottages

The Munition Cottages were developed to support the war effort providing accommodation for workers within walking distance of the munitions factory located on Stewart Street, Bathurst. The 106 fibro houses were constructed as a result of a general shortage of housing in 1941. Mr JB Chifley (Member of Parliament) was involved in the project and made a particular point of making housing available for single men. Street names were after politicians at the time. The cottages are generous in size for the period; usually double fronted with large windows and central 'front door' off the porch addressing the street. Light weight cladding, corrugated iron roof and face brick chimneys were common. But small details changed between houses to promote a personal identity such as window types; casement and double hung, mirror reversing plans and having front facing gables instead of roof hip.

The cottages are set back well from the street on undulating land leading many to have raised entry, and vistas, some with a connecting view to the government Crown Land that they were originally a part of. The dwellings are fibro clad with brick chimneys, contain no front fences and have excellent city views. The brick chimneys play an important role in connecting the cottages with a central design detail. The dwellings have a simple plan, with single return, and several incorporate a small front porch. The houses have been strategically located to curve and relate to the street direction. This gives the houses a curved setback compatible with the streets. A garden suburb approach had been incorporated into the subdivision design.

The lots mostly involve cul-de-sac land subdivision which was new to Bathurst at the time; as culde-sacs only have one entrance this would encourage close neighbourhood culture.

The Munition Cottages provide an excellent example of housing stock constructed to meet the housing aspirations of a wartime workforce. They have a special social significance for their association with Ben Chifley and for the period of growth and investment that was brought to Bathurst and the region during the war, by the establishment of new industries and new employment opportunities outside of the agricultural industry.

Area 3 – Chifley Estate

Joseph Ben Chifley was Prime Minister of Australia from 1945 to 1949. It was Chifley's wish to be remembered through the provision of public housing. After Chifley's death, the Chifley Housing Estate was officially opened in 1954 and comprises of 60 homes, with the park and housing settlement a reminder of the life and work of Bathurst's greatest son. Works on the estate was conducted by local contractors working for the NSW Housing Commission with funds donated by members of the Bathurst community and Bathurst City Council.

The housing estate is clustered around the memorial park and separated by streets. Creek Street was renamed to Commonweath Street, Kelly Crescent named after Mr Gus Kelly, Member of Bathurst and personal friend of Chifley. Mackenzie Place named in honour of Elizabeth Chifley, Mackenzie being her maiden name. Macquarie Street named after the electorate represented by Chifley. Many plaques in the park had been donated by local organisations that Chifley was apart of. The houses were sold by the Department of Housing in 1975.

Area 4 - West Bathurst

An excellent example of houses from the c. 1960s. The area as a whole is a reflection of 1960's architecture and wealth, and the recovery from WW2. The area is characterised by buildings that as a collective, represent fabric, age and integrity. The group is typified by red textured brick veneer, triple fronted houses with terracotta tiled roof, are elevated on a sloping landscape with framed floors. All display generous windows and a central front porch. Small variations in details between the houses, but a strong streetscape presence is retained.

10.7.4 Development Standards

- a) New infill development must meet the requirements of section 10.4 Infill Development of this Plan.
- b) The table below outlines the development standards for building design that applies to each area within the Mid-Century Heritage Precincts.

Planning Control	Chifley Memorial Estate		Munition	Duration	West
Planning Control Location	Area 1	Area 2	Cottages	Cottages	Bathurst
НОВ Мар	9 Metres	9 Metres	7 Metres	7 Metres	9 Metres
New Dwellings	3 Metres	3 1010103	7 1010103	7 1010103	3 Metres
Must utilise the natural topography of the site and minimise cut and fill where possible. Preference for the use bearer and joist construction methodology rather than slab on filled ground	у	у	у	У	у
New infill buildings must meet the requirements of section 10.4 - Infill Development	у	у	у	у	у
Simple floor plans with double or triple front return and front porch	у	у	n	n	у
Simple L shaped floor plans with a front corner entry porch	n	n	у	n	у
Simple plan shapes of single return fronts or rectangular shape	n	n	у	у	n
Expressed face brick chimney	у	у	у	у	у
Roof pitch to match nieghbours or be 25 degrees or greater	у	у	у	у	у
Either Gable or Hipped Shaped Roof (which ever is appropriate for the area and not combining styles)	v	v	v	v	v
Single storey design at the street frontage	n	y	y	y	n
A second storey component to the design maybe appropriate using the topography of site. Front setback consistent with other	у	у	n	n	у
dwellings in the streetscape	у	у	у	у	у
Materials					
Fibre Cement or timber cladding or the like material	n	у	у	у	у
Red Smooth faced bricks in stretcher bond or header bond	у	n	n	n	у
Traditional profile corrugated iron (eg Colourbond) roofing	n	у	у	у	у
Concrete roof tiles	у	y	у	y	у
Aluminium windows in appropriate proportions and style to the period.	n	у	n	n	n
Timber windows in proportions consistent with other dwellings within the streetscape	у	n	у	у	у

The foundations sub course needs to be an alternative material	n	v	v	v	n
Additions and Alterations					
Single storey only additions	n	n	у	у	n
Additions must be within the existing width of the building.	у	у	у	у	у
Two storey additions at the rear that are designed to be subservient to the main dwelling	y	y	n/a	n/a	y
Fence					
Front fence can either be a low brick solid fence with low piers or timber picket fence with minimal detailing	v	v	v	v	v
Front fencing to a maximum height of 1 metre	y	y	y	y	y
No Colourbond fences forward of the building line or used on a corner lot	у	у	у	у	у
Garages and carports					
Garages are to be setback behind the rear building alignment or underneath the dwelling if the topography allows	у	у	у	у	n
Carports need to be setback at least 2 metres from the front wall of the dwelling	у	у	у	у	у
Colours Schemes					
The period correct colour scheme are light shades for the walls and only a two toned colour scheme	n	у	у	у	у
Solar Panels and Infrastructure					
No air-conditioning units visible from the front facade	у	у	у	у	у
No solar panels visible from the from the from the front façade	у	у	у	у	у

10.8 REPEALED.

MAP NO. 33 - MID CENTURY HERITAGE PRECINCTS

Amend Title: Map No. 33 - Mid Century Heritage Precincts

Insert New Map

BATHURST REGIONAL DEVELOPMENT CONTROL PLAN 2014 MAP No. 33 - Mid Century Heritage Precincts





Attachment 6 - Statement of heritage significance for each proposed item

Bathurst Regional

Item name: Terrace

Location: 52 - 60 Havannah Street Bathurst 2795

Address:	52 - 60 Havannah Street			Planning	: Southern & Western
Suburb/nearest town:	Bathurst 2795				
State:	Bathurst Regional NSW				: Bathurst : Bathurst
Other/former names:					
Area/group/complex:				Grou	p ID:
Aboriginal area:					
Curtilage/boundary:					
Item type:	Built G	roup: 1	Residential buildings (private)	Category: Terra	ace
Owner:	Multiple Owners				
Admin codes:	C	ode 2:		Code 3:	
Current use:	Residential				
Former uses:	Residential				
Assessed significance:	Local		Endorsed si	gnificance:	
	A terrace of mid-Victorian single s representation of the period. An in in Bathurst.				
Historical notes of provenance:	Probably built to house mill worke	ers, this	part of Bathurst being known as	'Mill Town'.	
Themes:	National theme 4. Settlement		State theme Accommodation		theme ing -townsfolk and terrace
Designer:					
Builder:					
Year started:	Year comp	leted:	1890		Circa: Yes
	A terrace of mid-Victorian single s representation of the period. Painte supported straight iron roof verand	ed brick	under a long iron clad hipped ro	of over all, with s	
	Each house is relatively symmetric proportion' shape and double hung cornice. Many original chimneys re	g function	n. Many original windows rema		
	Properties completed with small fro and gates and triangular masonry n	•	e	5	ith pillars at ends
	Cottage No. 60 is called 'Lavender Good	Cottage	s'.		
Physical condition: Archaeological potential level:					
Archaeological					

Management name

SHI number 1080109 Study number A265

Bathurst Regional

Item name: Terrace

Location: 52 - 60 Havannah Street Bathurst 2795

Modification dates:

Recommended management:

Management: Management category

Further comments:

Criteria a): [Historical significance]

Criteria b): [Historical association significance]

Criteria c): [Aesthetic/ Technical significance]

Criteria d): [Social/Cultural significance]

> Criteria e): [Research significance]

Criteria f): [Rarity]

Criteria g): [Representative]

Intactness/Integrity: Substantially intact

References: Author

Title

Year

Studies:	Author	Title			Number	Year
	Hughes Truem	an Ludlow Bathurst (City Council Heritage Stud	у	A265	1990
	Hickson in ass	oc with BR BRC City	Conservation Area Herita	ge Review		2006
Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number	
	LOT	1	93	DP	716864	
	LOT	2	93	DP	112918	
	LOT	3	93	DP	731537	
	LOT	1	93	DP	195552	
	LOT	1	93	DP	779304	
Latitude:				Longitude:		

Date: 18/01/2021

Full report

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

Item name: Terrace

Location: 52 - 60 Havannah Street Bathurst 2795

Bathurst Regional

Location validity:		Spatial accuracy:		
Map name:		Map scale:		
AMG zone:		Easting:	Northing:	
Listing:	Name Bathurst Conservation Area	Title Within a conservation area on an LEP Heritage study	Number A265	ListingDate 19/11/2014 21/06/1990
Data entry:	Data first entered: 03/08/2000	Data updated: 18/01/2021	Sta	tus: Completed

SHI number 1080109 Study number A265

Item name: Terrace

Location: 52 - 60 Havannah Street Bathurst 2795

Bathurst Regional

Image:



Terrace
Bathurst Regional Council
Hughes Trueman Ludlow
21/06/1990
http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/108
0109b1.jpg
http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_10
80109b1.jpg

Image:



Caption: Terrace Copy right: Bathurst Regional Council Image by: B.J. Hickson Image date: 17/12/2006 Image number:

Date: 18/01/2021 Full report
This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

SHI number 1080109 Study number A265

Item name: T	errace	
Location: 52	2 - 60 Havannah Street Bathurst 2795	Bathurst Regional
Image url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/sh	i/108/108
image unit		
	0109b2.jpg	
Thumbnail url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/sh 80109b2.jpg	i/108/t_10

Image:

Image missing

Caption:	Terrace
Copy right:	
Image by:	BRC
Image date:	01/01/2020
Image number:	
Image url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP
	P/345566178ce26c74116bfa08a5acd762af2.png
Thumbnail url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP P/Thumb_test345566178ce26c74116bfa08a5acd762af2.png
	- mamb_loote record record record and a second addressing

Bathurst Regional

Item name: Cottage

Location: 23 Hope Street Bathurst 2795

	25 Hope Succe Damarst 2775		Daniust Regional
Address:	23 Hope Street		Planning: Southern & Western
Suburb/nearest town:	Bathurst 2795		
	Bathurst Regional		Parish:
State: Other/former names:	NSW		County:
Area/group/complex:			Group ID:
Aboriginal area:			
Curtilage/boundary:			
Item type:	Built Gr	•oup: Residential buildings (private)	Category: Cottage
Owner:	Private - Individual		
Admin codes:	Co	de 2:	Code 3:
Current use:	Residential		
Former uses:	Residential		
Assessed significance:	Local	Endorsed s	ignificance:
significance:	with farming. Simple symmetrical and possibly 4 original rooms and a streetscape.	additions to the rear. Original chimney	dah across the front, picket balustrade but cut short. Contributes to
	agriculture. The grid layout was prindicate this area was largely subdito subdivision but likely only formation.	resent and Stanley Street and Morrisse vided in 1950 and 1951 for residential alised for residential development. Co	e up of large allotments, likely used for t Street were identified. Council records l use. The roads were identified prior uncil records and rates books indicate rity of the existing housing stock reflects
	the prior agricultural history of the	t are clearly from a time before the 19 area. These are identified as 23, 29 an represent a reasonable example of this	d 31 Hope Street. All three dwellings
Themes	National theme4. Settlement	State theme Accommodation	Local theme
Designer:			
Builder:			
Year started:	Year compl		Circa: Yes
Physical description:	farming. Simple symmetrical façade	sonry cottage set close to the road and e with straight gables roof, verandah a ions to the rear. Original chimney but	-
Physical condition level:	Good		
Physical condition: Archaeological potential level:			
Archaeological potential Detail:			

SHI number 5067661 Study number

Bathurst Regional

Item name: Cottage

Location: 23 Hope Street Bathurst 2795

					Dumui	0	
Modification dates:							
Recommended management:							
Management:	Management ca	itegory	Manageme	nt name			
Further comments:							
Criteria a): [Historical significance]		as relatively intact fro tural history of the ar	om a time before the 1950 rea.)'s housing boom and	relates to		
Criteria b): [Historical association significance]							
Criteria c): [Aesthetic/ Technical significance]							
Criteria d): [Social/Cultural significance]							
Criteria e): [Research significance]							
Criteria f): [Rarity]							
Criteria g): [Representative]							
Intactness/Integrity:							
References:	Author		Title			Year	
Studies:	Author	Title			Number	Year	
Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number		
Latitude:				Longitude:			
Location validity:			S	Spatial accuracy:			
Date: 18/01/2021 This	report was produced us	sing the State Heritage Inv	Full report entory application provided by	the Heritage Division, Offic	e of Environment and H	leritage	Page 2 of 5

Bathurst Regional

Item name: Cottage

Location: 23 Hope Street Bathurst 2795

Map name:				Map scale:		
AMG zone:			Easting:		Northing:	
Listing:	Name	Т	ſitle		Number	ListingDate
Data entry:	Data first entered:	12/01/2021	Data updated:	12/01/2021	Status	: Basic

SHI number 5067661 Study number

Bathurst Regional

Item name: Cottage

Location: 23 Hope Street Bathurst 2795

Image:



Caption:	Cottage
Copy right:	
Image by:	BRC
Image date:	01/01/2018
Image number:	
Image url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP P/3454630fb6ee65b4754beec245c00521843.png
Thumbnail url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP P/Thumb_test3454630fb6ee65b4754beec245c00521843.png

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

SHI number 5067661 Study number

Item name: Cottage

Location: 23 Hope Street Bathurst 2795

Bathurst Regional

Image:



Caption:	Cottage
Copy right:	
Image by:	BRC
Image date:	01/01/2018
Image number:	
Image url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP P/34538ee170994864611ba72beb7aee18a69.png
Thumbnail url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP P/Thumb_test34538ee170994864611ba72beb7aee18a69.png

Bathurst Regional

Item name: Cottage

Location: 29 Hope Street Bathurst 2795

Address:	29 Hope Street		Planning:	Southern & Wester
Suburb/nearest town:	Bathurst 2795			
-	Bathurst Regional NSW			Bathurst Bathurst
Other/former names:	Ethel Cottage		-	
Area/group/complex:			Group	ID:
Aboriginal area:				
Curtilage/boundary:				
Item type:	Built	Group: Residential buildings (private)	Category: Cotta	ge
Owner:	Private - Individual			
Admin codes:	(Code 2:	Code 3:	
Current use:	House			
Former uses:	House			
ssessed significance:	Local	Endorsed	significance:	
significance: Historical notes	close to the road and revealing an alterations over time. Considerab corbelled chimneys and shutters. the rear. Contributes to streetscap The scalloped valance detail & w early buildings are altered over ti Town of Bathurst 1860 Parish Ma agriculture. The grid layout was indicate this area was largely sub to subdivision but likely only for substantial residential development this. There are three small dwellings to the prior agricultural history of the	rindow shutters, likely original, fragile f me. ap shows the locality as being made up present and Stanley Street and Morrisse divided in 1950 and 1951 for residentia malised for residential development. Co int in mid-1950, and the age of the majo hat are clearly from a time before the 19 the area. These are identified as 23, 29 ar	symmetrical façade r imber windows with randah to right hand features which are of of large allotments, et Street were identif il use. The roads wer puncil records and ra prity of the existing h	nay indicate multiple panes, side. Additions to ten lost as these likely used for ied. Council records e identified prior tes books indicate ousing stock reflect and relate to
Themes:	National theme	t represent a reasonable example of this State theme	Local	
Designer:	4. Settlement	Accommodation	Early s	settlers cottage
Builder:				
Year started:	Vaar	platad: 1870		Circa: Yes
	A single storied painted English b Timber framed double hung wind	pleted: 1870 ond brick cottage with additions, which ows. 6 lites per pane. The windows have	n are generally infille	d verandahs.
	verandah is supported on timber p	posts with fretwork of scolloped timber		

SHI number 1080707 Study number F/N 390

Item name: Cottage

Location: 29 Hope Street Bathurst 2795 Bathurst Regional Physical condition: Some of the trees in the garden may also be of similar age of the building. The shutters are likely original and overall the house is in relatively good condition. Archaeological potential level: Archaeological potential Detail: **Modification dates:** Recommended management: Management: Management category Management name **Further comments:** Criteria a): Dwelling remains relatively intact from a time before the 1950's housing boom and relates to the prior agricultural history of the area. [Historical significance] Criteria b): [Historical association significance] Criteria c): [Aesthetic/ Technical significance] Criteria d): [Social/Cultural significance] Criteria e): [Research significance] Criteria f): [Rarity] Criteria g): [Representative] Intactness/Integrity: **References:** Author Title Year Studies: Author Title Number Year Hickson in assoc. with Ba Bathurst Regional Council Heritage Review F/N 390 2005 Hughes Trueman Ludlow Bathurst City Council Heritage Study A263 1990

Hickson in assoc with BR BRC City Conservation Area Heritage Review

2006

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

Full report

SHI number 1080707 Study number F/N 390

Bathurst Regional

Item name: Cottage

Location: 29 Hope Street Bathurst 2795

Parcels:	Parcel code LOT	Lot number 1	Section number 50	Plan code DP	Plan number 770567	
Latitude:				Longitude:		
Location validity:				Spatial accuracy:		
Map name:				Map scale:		
AMG zone:			Easting:		Northing:	
Listing:	Name		Title Heritage study		Number	ListingDate
Data entry:	Data first entered:	13/02/2006	Data updated:	12/01/2021	Statu	s: Basic

SHI number 1080707 Study number F/N 390

Item name: Cottage

Location: 29 Hope Street Bathurst 2795

Bathurst Regional

Image:



Caption:	Cottage
Copy right:	B.J. Hickson
Image by:	B.J. Hickson
Image date:	10/02/2006
Image number:	
Image url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/108 0707b1.jpg
Thumbnail url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_10 80707b1.jpg
Imaga	

Image:



Caption: Cottage

SHI number 1080707 Study number F/N 390

Bathurst Regional

Item name: Cottage

Location: 29 Hope Street Bathurst 2795

Copy right:	B.J. Hickson
Image by:	B.J. Hickson
Image date:	10/02/2006
Image number:	
Image url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/108
	0707b2.jpg
Thumbnail url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_10
	80707b2.jpg

Image:



Caption:	Cottage
Copy right:	Bathurst Regional Council
Image by:	Hughes Trueman Ludlow
Image date:	26/07/1990
Image number:	
Image url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/108 0707b3.jpg
Thumbnail url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_10 80707b3.jpg
Image:	

I

Image missing

Caption:	Cottage
Copy right:	
Image by:	BRC
Image date:	01/01/2018
Image number:	
Image url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP P/345e662a78da1724fdd88847615c36aa42c.png
Thumbnail url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP P/Thumb_test345e662a78da1724fdd88847615c36aa42c.png
Image:	

SHI number 1080707 Study number F/N 390

Item name: Cottage

Location: 29 Hope Street Bathurst 2795

Bathurst Regional



Caption:	
Copy right:	
Image by:	
Image date:	
Image number:	
Image url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/108 0707a.jpg
Thumbnail url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_10 80707a.jpg

Image:



Caption: Copy right: Image by:

SHI number 1080707 Study number F/N 390

Item name: Cottage

Location: 29 Hope Street Bathurst 2795

Bathurst Regional

Image date:	
Image number:	
Image url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/108 0707b.jpg
Thumbnail url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_10 80707b.jpg

Bathurst Regional

Item name: Cottage

Location: 69 Stanley Street Bathurst 2795

Address:	69 Stanley Street		Planning: Southern & Western
Suburb/nearest town:	-		e
Local govt area:	Bathurst Regional		Parish:
State:	NSW		County:
Other/former names:			
Area/group/complex:			Group ID:
Aboriginal area:			
Curtilage/boundary:			
Item type:		roup: Residential buildings (private)	Category: Cottage
	Private - Individual		
Admin codes:	-	ode 2:	Code 3:
Current use:			
Former uses:			
Assessed significance:			ignificance:
	left in original condition demonstr	the 1950 construction boom. This dwelli rating good brickwork, finer detail in the is style of house. Contributes to the stree	e brickwork and a small allocation of
	agriculture. The urban area is char city. The area is defined by the 19 with consistent front and side setb cottages with corrugated iron roof	site is low-lying alluvial land near the M racterised by a grid system that evolved 050's era construction boom. The major acks. There is a mixture of brick cottag ing and fibro. The area is not dominate I the building line. 69 Stanley Street is a	from the layout of the original Bathurst rity of dwellings are single storey es with tiled roofs, weatherboard d by garages, with predominately all
Themes:	National theme4. Settlement	State theme Accommodation	Local theme
Designer:			
Builder:			
Year started:	Year comp	leted:	Circa: Yes
Physical description:		ble fronted cottage from the 1950s in starch and entry located in the L shape, hip	retcher bond brick face work. Large oped terracotta tiled roof. Wrought iron
Physical condition level:			
Physical condition: Archaeological potential level:	-	riginal condition demonstrating good b	rickwork.
Archaeological potential Detail: Modification dates:			
Recommended management:			

Full report

SHI number 5067662 Study number

Item name: Cottage

Location: 69 Stanley Street Bathurst 2795

Management category

Bathurst Regional

Management:

Management name

Further comments:

Criteria a): Good archetypal brick veneer double fronted cottage of the 1950's construction boom. [Historical significance] Criteria b): [Historical association significance] Criteria c): [Aesthetic/ Technical significance] Criteria d): [Social/Cultural significance] Criteria e): [Research significance] Criteria f): [Rarity] Criteria g): [Representative] Intactness/Integrity: **References:** Author Title Title Studies: Author Number

Parcels:Parcel codeLot numberSection numberPlan codePlan numberLatitude:Longitude:Longitude:Longitude:Longitude:Location validity:Spatial accuracy:Map scale:Longitude:Map name:Easting:Northing:

Year

Year

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

Item name: Cottage

Location: 69 Stanley Street Bathurst 2795

Bathurst Regional

Listing:	Nama		Title			Number	ListingDate
Listing.	Ivallic		The			Number	ListingDate
							_
Data entry:	Data first entered:	12/01/2021		Data updated:	12/01/2021	Statu	s: Basic

Image:



Caption:	Cottage
Copy right:	
Image by:	BRC
Image date:	01/01/2018
Image number:	
Image url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP
Thumbnail url:	1 5 11 5
	P/Thumb_test3458f6fef04d4f44e868742030a99735105.png

SHI number 1080245 Study number F/N 392

Item name: Bathurst Municipal Gasworks (Former)					
Location: 7	1 Russell Street Bathurst 2795				Bathurst Regional
Address:	71 Russell Street			Planning:	Southern & Western
Suburb/nearest town:	Bathurst 2795				
ē	Bathurst Regional				Bathurst
State:		. c		County:	Bathurst
Other/former names:	Wark Bros. Gasworks, Corpora	ition Gasw	vorks		
Area/group/complex:				Group	ID:
Aboriginal area:					
Curtilage/boundary:					
Item type:	Built	Group:	Utilities - Gas	Category: Other	- Utilities - Gas
Owner:	State Government				
Admin codes:		Code 2:		Code 3:	
Current use:	Not in use				
Former uses:	Gasworks				
Assessed significance:	State			Endorsed significance:	
	e 1	orks. ntury of ga	•	e, therefore, of considerable cult e enhance its potential as an archa	e e

Item name: Bathurst Municipal Gasworks (Former)

Location: 71 Russell Street Bathurst 2795

Bathurst Regional

Historical notes 1872-1914 Wark Bros. Gasworks was the first successful gasworks in Bathurst supplying hotels, shops and street **of provenance:** lights.

Fifteen years after Wark Bros. came into production, Bathurst Town council began its own gasworks. The two operated in competition though independent reticulation mains restricted the areas of supply. Wark Bros. came under increasing complaint both as to quality and price. In 1914 the works were finally purchased by the Council which connected the Wark mains to the municipal supply.

JOHN NEWLANDS WARK was born in Glasgow in 1817. Following completion of his education, John worked with the City and Suburban Gas Co. of Glasgow, working through the ranks to a senior position. In doing so he acquired a thorough knowledge of the process of gas manufacture.

In 1863, Messers Graham and Morrison of London, agents for the newly formed gas company of Auckland, New Zealand, appointed Mr Wark as the superintending engineer for the building of Auckland's first gas works, which supplied gas for the first time on 15 April 1865.

In December 1868, Mr Wark was appointed chief engineer of the Australian Gas Light Co of Sydney on a salary of £500 per year. By the end of 1870, several attempts had been made in Bathurst to form a gas company, but all had failed as the Bathurst Council did not have sufficient funds and the citizens could not be persuaded to subscribe the necessary capital. In November 1870, Mr Wark informed the Council that he was prepared to build a gas works at his own expense with the co-operation and assistance of the Council where required. By September the next year Mr Wark's privately owned gas works was on its way from England and construction of the plant in Charlotte Street commenced in November the same year. Bathurst was lit by gas for the first time on 11 May 1872.

The Wark family owned the Bathurst gas works until it was sold to the Council in 1914. They also built and owned gas works in Wagga Wagga until it too was sold to Wagga Council in 1888. John Wark had married Margaret Anderson in Scotland and they had a family of three daughters and five sons. All five sons were to become gas engineers with the youngest, Henry Simpson Wark, managing the Bathurst Gas Works from 1896 to 1914. The Wark family lived at 'Avoca' Esrom, and here Mr. Wark built a small gas works to supply the house.

	1870s?-1990.Corporation Gasworks. The site was first occupied by Blunden's Tallow and Candle works whose history is not known. A Municipal Act in 1884 empowered the council to conduct a gasworks but because of protracted negations with Wark Bros. the Council's works were not started until 1887. In 1888 they came into production. In 1958 a vertical retort house (still standing though rapidly deteriorating) was added to the plant. In recent years the supply of natural gas has made local production obsolete.				
Themes:		State theme	Local theme		
	3. Economy	Technology	Gas utility		
	7. Governing	Government and Administration	Provision of public utility		
Designer:					
Builder:					
Year started:	1887 Year completed:	1888	Circa: Yes		
Physical description:	The work comprised of a well ventilated retort house 60x30 feet with four benches of six retorts each. Modern auxiliary plant included a steam driven exhauster, horizontal condenser, a washer and a scrubber, four purifiers, a station meter and governor and a two lift holder of 110,000 cubic feet.				
Physical condition level:	One building has the sign: Corporation Ga	asworks 1887, opened 1888.			
SHI number 1080245 Study number F/N 392

Bathurst Regional

Item name: Bathurst Municipal Gasworks (Former)

Location: 71 Russell Street Bathurst 2795

Location	11 Russen Silver Buildist 2755	Duild	ist Regional
Physical condition: Archaeological potential level:			
Archaeological potential Detail: Modification dates:	The recent retort houses still stand as that the Bathurst municipal gas enterp after a particularly sever flood in 1995 The modifications apparent are mainly	do the holders and some plant. It is clear, even in its abandoner rise was one of the showpieces of the industry. The site was ev 5. The new gas centre is on higher ground further north in Russ y those which occur in the normal life of gasworks. Some item ers have been emptied. Flood damaged.	acuated ell Street.
Recommended management:	plant have been removed and the hold	ers nave been emptied. Flood damaged.	
Management:	Management category	Management name	
Further comments:			
Criteria a): [Historical significance]	-	course of NSW's cultural history as it is a substantially intact g fuction of gas supply in a regional town between 1888 and 198	
	The Gasworks has links with the Bathu from 1888 until 1987.	arst City Council who operated the gasworks from the Russell	Street site
	The site demonstrates the technical ach particularly the landmark vertical retor	nievement in NSW of a gasworks site as technologies advanced t house, constructed in 1958.	l,
Criteria d): [Social/Cultural significance]			
[Research significance]	Candleworks, (if this is correct), there	the Story of Bathurst" to have been originally that of Blunden's is potential to yield information from this previous use that wi history. There is also potential from the existing buildings and se of the site as a gasworks.	l contribute
Criteria f): [Rarity]	The Gasworks site possesses rare aspects of NSW's cultural history in terms of it being one of the few remaining intact gasworks sites within NSW.		
Criteria g): [Representative]			
Intactness/Integrity:	Substantially intact		
	Author Hickson, Nichollson and Rheinberger Sinclair Croft	Title 100 lives of Bathurst: John Newlands Wark Condition Assessment	Year 1005
	Bathurst Regional Council Lovell Chen Heritage Consultants	Measured Drawings & Final Report for the Former Bathurst Former Bathurst Gasworks Conservation Management Plan	Gε 2009 2013

Full report

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

SHI number 1080245 Study number F/N 392

Item name:	Bathurst Munic	ipal Gasworks ((Former)			
Location:	71 Russell Street	Bathurst 2795			Bathurst	Regional
Studies:	Hickson in assoc. Hughes Trueman	Ludlow Bathurst	Regional Council Heritag City Council Heritage St y Conservation Area Heri	udy	Number F/N 392 A 794, 795, 796	Year 2005 5 1990 2006
Parcels:	Parcel code LOT	Lot number 8	Section number 104	Plan code DP	Plan number 758065	
Latitude:				Longitude:		
Location validity:				Spatial accuracy:		
Map name:	Map scale:					
AMG zone:			Easting:		Northing:	
Listing:			Title Heritage study	1		ListingDate 21/09/1990
Data entry:	Gasworks Data first entered:	10/08/2000	National Trust of Austra Data updated:	e	Status:	Completed
			····· ·· F ····· ·· F			r

SHI number 1080245 Study number F/N 392

Item name: Bathurst Municipal Gasworks (Former)

Location: 71 Russell Street Bathurst 2795

Bathurst Regional

Image:



Caption:	Bathurst Municipal Gasworks (Former) Site Plan	
Copy right:		
Image by:	BRC	
Image date:	01/01/2008	
Image number:		
Image url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP	
	P/345f196d50b38124c75b080cfc423c397a4.png	
Thumbnail url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP P/Thumb_test345f196d50b38124c75b080cfc423c397a4.png	
	P/Inumb_test34511960500561246750080616425639784.phg	

SHI number 1080245 Study number F/N 392

Item name: Bathurst Municipal Gasworks (Former)

Location: 71 Russell Street Bathurst 2795

Bathurst Regional



Caption:	Bathurst Municipal Gasworks
Copy right:	Bathurst Regional Council
Image by:	B.J. Hickson
Image date:	10/02/2006
Image number:	
Image url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/108
	0245b.jpg
Thumbnail url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_10
	80245b.jpg
Image:	

SHI number 1080245 Study number F/N 392

Page 7 of 9

Item name: Bathurst Municipal Gasworks (Former)

Location: 71 Russell Street Bathurst 2795

Bathurst Regional



Caption:	Bathurst Municipal Gasworks
Copy right:	Bathurst Regional Council
Image by:	B.J. Hickson
Image date:	10/02/2006
Image number:	
Image url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/108 0245a.jpg
Thumbnail url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_10 80245a.jpg
Image:	

SHI number 1080245 Study number F/N 392

Page 8 of 9

Item name: Bathurst Municipal Gasworks (Former)

Location: 71 Russell Street Bathurst 2795

Bathurst Regional



Caption:	Bathurst Municipal Gasworks
Copy right:	Bathurst Regional Council
Image by:	B.J. Hickson
Image date:	10/02/2006
Image number:	
Image url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/108
	0245c.jpg
Thumbnail url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_10
	80245c.jpg

Image:



Copy right: Image date: 21/09/1990

Caption: Bathurst Municipal Gasworks **Bathurst Regional Council** Image by: Hughes Trueman Ludlow

Image number:

SHI number 1080245 Study number F/N 392

Item name: Bathurst Municipal Gasworks (Former)

Location: 71 Russell Street Bathurst 2795

Bathurst Regional

Image url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/108
Thumbnail url:	0245b5.jpg http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_10 80245b5.jpg



Caption:	Bathurst Municipal Gasworks
Copy right:	Bathurst Regional Council
Image by:	B.J. Hickson
Image date:	10/02/2006
Image number:	
Image url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/108 0245d.jpg
Thumbnail url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_10 80245d.jpg

SHI number **1080711** Study number **F/N 408**

Bathurst Regional

Item name: Federation Residence

Location: 12 Gormans Hill Road Gormans Hill 2795

Address:	12 Gormans Hill Road		Planning: Southern &	Wester
Suburb/nearest town:	Gormans Hill 2795			
Local govt area: State:	Bathurst Regional NSW		Parish: Bathurst County: Bathurst	
Other/former names:				
Area/group/complex:			Group ID:	
Aboriginal area:				
Curtilage/boundary:				
Item type:	Built G	Troup: Residential buildings (private)	Category: House	
Owner:	Private - Individual			
Admin codes:	С	ode 2:	Code 3:	
Current use:	Residence			
Former uses:	Residence			
Assessed significance:	Local	Endorsed s	ignificance:	
	within an appropriate garden setting	esidence in an appropriate garden settir ng, giving it substantial presence in the ity house whose individual history wou	streetscape. A rare example of su	
	Federation period residence. Gorn Supt. of the road gang to Bathurst R.Mortimer (indicated on the Map	nan's Hill takes its name from Thomas (t. The residence was originally on 80 ac of Bathurst, 1882) as is now dissected nat was owned by Edmund Tom Webb,	Gorman, one of Evan's original pares of land that was owned by by Gormans Hill Road. It was at	a time
Themes:	National theme 4. Settlement	State theme Accommodation	Local theme Federation period re	esidenc
Designer:				
Builder:				
Year started:	Year comp	leted: 1910	Circa: Yes	
Physical condition	tiled roof. Substantial and intact. H with exposed rafters at eaves. Box over window. Bay or box windows Excellent original front door and si fretwork between timber posts, hal Chimneys corbelled and decorated appropriate style and period of from	eration single storey 'Queen Anne' resid louse is in face brick and hipped tiled re framed window under gable with decor- s at front and side are timber casement v ide light panelled and glazed. Well detai f height, set on tapered brick pillars and with bands of render. Property comple int fence, with capped brick piers and with	oof and gable addressing the stree ative barge board above and awn with multiple small panes at top o led verandah with intricate timbe l rendered balustrade between. ted with good garden setting behi	et, ning of sash. er
level:				
Physical condition:	Good.			
Archaeological potential level:				

SHI number 1080711 Study number F/N 408

Bathurst Regional

Item name: Federation Residence

Location: 12 Gormans Hill Road Gormans Hill 2795

	Location:	12 Gormans Hill Road Gormans	niii 2793		Bauluisi	Regional
1	Recommended management:					
	Management:	Management category	Management na	me		
	Further comments:					
	Criteria a): [Historical significance]	Presumably circa 1910 according	to style.			
	Criteria b): [Historical association significance]					
	Criteria c): [Aesthetic/ Technical significance]	'Queen Anne' residence of face br	ick under a tera cotta tiled roof.			
	Criteria d): [Social/Cultural significance]					
	Criteria e): [Research significance]	Quality house whose individual hi	istory would be valuable.			
	Criteria f): [Rarity]					
	Criteria g): [Representative]					
I	ntactness/Integrity:	Appears very intact				
	References:	Author	Title			Year
	Studies:	AuthorTitleHickson in assoc. with Ba BathurHughes Trueman LudlowHickson in assoc with BR BRC C	st City Council Heritage Study		Number F/N 408 A675	Year 2005 1990 2006
	Parcels:	Parcel codeLot numberLOT1	Section number		Plan number 151362	
	Latitude:			Longitude:		
	Location validity:		Spatia	accuracy:		
	Map name:			Map scale:		
	D					

Full report

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

Bathurst Regional

Item name: Federation Residence

Location: 12 Gormans Hill Road Gormans Hill 2795

 AMG zone:
 Easting:
 Northing:

 Listing:
 Name
 Title Heritage study
 Number
 ListingDate

 Data entry:
 Data first entered:
 13/02/2006
 Data updated:
 18/01/2021
 Status:
 Completed

SHI number 1080711 Study number F/N 408

Bathurst Regional

Item name: Federation Residence

Location: 12 Gormans Hill Road Gormans Hill 2795

Image:



Caption:	Federation residence
Copy right:	B.J. Hickson
Image by:	B.J. Hickson
Image date:	10/02/2006
Image number:	
Image url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/108 0711a.jpg
Thumbnail url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_10 80711a.jpg



Caption: Federation residence Copy right: Bathurst Regional Council

SHI number 1080711 Study number F/N 408

Item name: Federation Residence

Location: 12 Gormans Hill Road Gormans Hill 2795

Bathurst Regional

Image by:	Hughes Trueman Ludlow
Image date:	21/09/1990
Image number:	
Image url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/108
Thumbnail url:	0711b2.jpg http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_10 80711b2.jpg

Image:



12 Gormans Hill Residence Caption: Copy right: **Bathurst Regional Council** Image by: BRC Image date: 11/11/2020 Image number: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP Image url:

P/3452982eb7b52504330bf31b53e2f680a8a.png Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP P/Thumb_test3452982eb7b52504330bf31b53e2f680a8a.png

SHI number 1080711 Study number F/N 408

Item name: Federation Residence

Location: 12 Gormans Hill Road Gormans Hill 2795

Bathurst Regional



12 Gormans Hill Residence
Bathurst Regional Council
BRC
11/11/2020
http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP
P/345830d74e029e243f090d44dc9d26c03ab.png http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP P/Thumb_test345830d74e029e243f090d44dc9d26c03ab.png

```
    Date:
    18/01/2021
    Full report
    Page 6 of 6

    This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage
```

Bathurst Regional

Item name: Residences

Location: 7-17 West Street Bathurst 2795

	7-17 West Street		Planning: Southern & Western
Suburb/nearest town:	Bathurst 2795		
Local govt area: State:	Bathurst Regional NSW		Parish: County:
Other/former names:			
Area/group/complex:			Group ID:
Aboriginal area:			
Curtilage/boundary:			
Item type:	Built	Group: Residential buildings (private)	Category: Other - Residential Buildings (privat
Owner:	Private - Individual		
Admin codes:		Code 2:	Code 3:
Current use:	Residential		
Former uses:	Residential		
Assessed significance:	Local	Endorsed si	gnificance:
Historical notes of provenance:	roofs are corrugated iron clad, building line and simple minin Commission to introduce affo There are a set of five dwellin present simple but elevated ho front porches. Each dwelling l streetscape. It also provides co This set of houses was for put houses on their own are not pa represent special urban charace at the time. The loss of any of connection. These houses repr	e rectangular form predominates in timber fr , front entry porch and rectangular or square mal front landscape. The houses were develor ordable housing in the suburbs. ags on West Street that are notable (being 7- buses tied together with brick chimneys, gab has a different coloured roof that connects the plour and variation for individuality. blic housing and therefore would have been a articularly impressive, as a collective they de ter. The collective of the houses creates cha the houses within the set would be detrimer resent the best collective set of housing in the past should urban renewal proceed in this su	e windows. Garages are behind the oped by the former NSW Housing 17 West Street). This set of dwellings de roofs, no front fencing and small ne set as a collective, within the architecturally designed. Whilst the five emonstrate a consistent built form and tracter and a reflection of social housing int to the streetscape and historic is sub-area and are therefore worthy of ub-area.
Themes.	Inational theme	State theme	Local theme
Designer:			
Builder:			
Year started:		ompleted:	Circa: Yes
	houses tied together with brick	gs constructed in the 1950s-60s. This set of c chimneys, gable roofs, no front fencing and nat connects the set as a collective, within th	d small front porches. Each dwelling

SHI number 5067670 Study number

Bathurst Regional

Item name: Residences

Location: 7-17 West Street Bathurst 2795

	Location:	7-17 west Street Balnurst 2795	Batnurst Regional
1	Archaeological potential level:		
	Archaeological potential Detail: Modification dates:		
	Recommended management:		
	Management:	Management category Management n	ame
	Further comments:		
	Criteria a): [Historical significance]		
	Criteria b): [Historical association significance]		
		As a collective they demonstrate a consistent built form and repre- the houses creates character and a reflection of social housing at the	
	Criteria d): [Social/Cultural significance]	A collection of simple dwellings constructed in the 1950s-60s de Commission to introduce affordable housing in the suburbs.	veloped by the former NSW Housing
	Criteria e): [Research significance]		
	Criteria f): [Rarity]		
	Criteria g): [Representative]		
]	ntactness/Integrity:	Good	
	References:	Author Title	Year
	Studies:	Author Title	Number Year

SHI number 5067670 Study number

Item name: Residences

Location:	7-17 West Street	Bathurst 2795			Bathur	st Regional
Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number	
Latitude:				Longitude:		
Location validity:				Spatial accuracy:		
Map name:				Map scale:		
AMG zone:			Easting:		Northing:	
Listing:	Name		Title		Number	ListingDate
Data entry:	Data first entered:	18/01/2021	Data updated:	18/01/2021	Statu	s: Basic

Date: 19/01/2021 Full report Page 3 of 7 This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

SHI number 5067670 Study number

Item name: Residences

Location: 7-17 West Street Bathurst 2795

Bathurst Regional

Image:



Caption:	No.s 7 & 11 West Street
Copy right:	
Image by:	BRC
Image date:	01/01/2020
Image number:	
Image url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP
Thumbnail url:	P/34545314921edaf485cae3cadc221e931e8.png http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP P/Thumb_test34545314921edaf485cae3cadc221e931e8.png

SHI number 5067670 Study number

Item name: Residences

Location: 7-17 West Street Bathurst 2795

Bathurst Regional



Caption:	No.s 7 & 11 West Street
Copy right:	
Image by:	BRC
Image date:	01/01/2020
Image number:	
Image url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP
	P/3455b60c1405b824afeb103651e0716471d.png
Thumbnail url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP
	P/Thumb_test3455b60c1405b824afeb103651e0716471d.png

SHI number 5067670 Study number

Item name: Residences

Location: 7-17 West Street Bathurst 2795

Bathurst Regional



Caption:No.s 15 & 17 West StreetCopy right:Image by:Image by:BRCImage date:01/01/2020Image number:Image url:Image url:http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3453d81c12420004e1e93292f24c0fceb96.pngP/3453d81c12420004e1e93292f24c0fceb96.pngThumbnail url:http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3453d81c12420004e1e93292f24c0fceb96.png

Image:



Caption: No.s 7 - 17 West Street Copy right: Image by: B. Hickson Image date: 01/01/2018 Image number:

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

SHI number 5067670 Study number

Item name: Residences

Location: 7-17 West Street Bathurst 2795

Bathurst Regional

Image url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP
Thumbnail url:	P/345c12bd12afba64a6e8a99d4142ec994fa.png http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP P/Thumb_test345c12bd12afba64a6e8a99d4142ec994fa.png



Caption:	No 13 West Street
Copy right:	
Image by:	BRC
Image date:	01/01/2020
Image number:	
Image url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP P/345228359e2451649e9a8512ac40f0cc839.png
Thumbnail url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP P/Thumb_test345228359e2451649e9a8512ac40f0cc839.png

Item name: Residence

Location:	6 West Street West Bathurst 2795			1	Bathurst Regional
Address:	16 West Street			Planning: S	Southern & Western
Suburb/nearest town:	West Bathurst 2795				
Local govt area: State:	Bathurst Regional NSW			Parish: County:	
Other/former names:					
Area/group/complex:	Simplot (Edgells) Original Factory			Group I	D: 1080737
Aboriginal area:					
Curtilage/boundary:					
Item type:	Built Gr	oup:	Residential buildings (private)	Category: House	
Owner:					
Admin codes:	Co	de 2:		Code 3:	
Current use:	Residential				
Former uses:	Residential				
Assessed significance:	Local		Endorsed si	gnificance:	
Statement of Built in 1927, the house has significant social connections to the nearby Edgell Fact			dgell Factory.		
significance:Historical notes Built in 1927, 16 West Street was identified as the Eof provenance: connections to the nearby Edgell Factory.				st's house and highli	ghts the social
Themes:	National theme 4. Settlement		State theme Accommodation	Local th	neme
Designer:					
Builder:					
Year started:	Year comple	eted:	1927	Ci	irca: No
Physical description:					
Physical condition level:					
Physical condition: Archaeological potential level:					
Archaeological potential Detail: Modification dates:					
Recommended management:					
Management:	Management category		Management name		
Further comments:					

SHI number 5067672 Study number

Item name: Residence

	Location:	16 West Street W	est Bathurst 2795			Bathur	st Regional
Ì	Criteria a): [Historical significance]						
	Criteria b): [Historical association significance]						
	Criteria c): [Aesthetic/ Technical significance]						
	Criteria d): [Social/Cultural significance]	Identified as the E Factory.	dgell factory's chem	iist's house and highli	ghts the social connec	tions to the nearby	Edgell
	Criteria e): [Research significance]						
	Criteria f): [Rarity]						
	Criteria g): [Representative]						
I	ntactness/Integrity:	Good					
	References:	Author		Title			Year
	Studies:	Author	Title			Number	Year
	Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number	
	Latitude:				Longitude:		
	Location validity:				Spatial accuracy:		
	Map name:				Map scale:		
	AMG zone:			Easting:		Northing:	
	Listing:	Name	Ti	tle		Number	ListingDate
_	Data entry:	Data first entered:	18/01/2021	Data updated:	18/01/2021	Statu	s: Basic

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

SHI number 5067672 Study number

Item name: Residence

Location: 16 West Street West Bathurst 2795

Bathurst Regional



Caption:	Residence
Copy right:	
Image by:	B. Hickson
Image date:	01/01/2018
Image number:	
Image url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP P/345fcf3236a0a4b4501a1588bf972f448e9.png
Thumbnail url:	http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP P/Thumb_test345fcf3236a0a4b4501a1588bf972f448e9.png

Attachment 7 - Administrative Updates

1. New Heritage Items to be added to Part 1 Heritage Items of Schedule 5 of the Bathurst Regional LEP 2014 and heritage maps:

Suburb	New Item Name	Address	Property Description	Significance	Proposed item no.	Map reference
Bathurst	Terrace Cottages	52-60 Havannah Street	Lot 1 DP 716864, Lot 2 DP 112918, Lot 3 DP 731537, Lot 1 DP 495552 Lot 1 DP 779304	Local	1356	HER 011BB
Bathurst	House	23 Hope Street	Lot 1 DP 1004433	Local	1357	HER 011BA
Bathurst	House	29 Hope Street	Lot 1 DP 770567	Local	1358	HER 011BA
Bathurst	House	69 Stanley Street	Lot B DP 158625	Local	1359	HER 011BA
Bathurst	Former Gas Works	Russell Street	Lot 8 Sec 104 DP 758065	Nominated item of State significance	1360	HER 011BB
Gormans Hill	House	12 Gormans Hill Road	Lot 1 DP 151362	Local	1361	HER 011BB
West Bathurst	Group of Houses	7-17 West Street	Lot 18, 19, 20, 21 DP 36642 Lot 221 DP 1137199	Local	1362	HER 011BA
West Bathurst	House	16 West Street	Lot 1 DP 784341	Local	1363	HER 011BA

2. Alteration to Part 2 Heritage Conservation Areas of Schedule 5 of the Bathurst Regional Local Environmental Plan 2014.

Delete: West Bathurst Heritage Conservation Area shown by red outline with red hatching and marked "C11" – Local