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ITEM 1 - APPLICATIONS FOR LEAVE OF ABSENCE

REPORT IN BRIEF

Reason For Report	To allow tendering of apologies for Councillors not present.
Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	4.5.1.g - Code of Meeting Practice adopted and implemented.
Annexures	Nil
File Number	\OFFICIAL RECORDS LIBRARY\GOVERNANCE\COUNCIL MEETINGS\COUNCIL - COUNCILLORS LEAVE OF ABSENCE - 551958

RECOMMENDATION

THAT any apologies tendered be accepted and the necessary leave of absence be granted.

GENERAL MANAGER'S REPORT

A call for apologies be made.

ITEM 2 - DECLARATIONS OF INTEREST

REPORT IN BRIEF

Reason For Report	To allow an opportunity for Councillors to declare an interest in any items to be determined at this meeting.
Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	4.5.1.g - Code of Meeting Practice adopted and implemented.
Annexures	Nil
File Number	\OFFICIAL RECORDS LIBRARY\GOVERNANCE\COUNCIL MEETINGS\COUNCIL - COUNCILLORS AND STAFF DECLARATION OF INTEREST - 2014 - 551959

RECOMMENDATION

THAT the Declarations of Interest be noted.

GENERAL MANAGER'S REPORT

A call for Declarations of Interest.

ITEM 3 - DECLARATIONS FOR POLITICAL DONATIONS

REPORT IN BRIEF

Reason For Report	To allow an opportunity for Councillors to declare any Political Donations received.
Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	4.5.1.g - Code of Meeting Practice adopted and implemented.
Annexures	Nil
File Number	\OFFICIAL RECORDS LIBRARY\GOVERNANCE\COUNCIL MEETINGS\COUNCIL - COUNCILLORS DECLARATION OF POLITICAL DONATIONS - 551960

RECOMMENDATION

THAT any Political Donations be noted.

GENERAL MANAGER'S REPORT

A call for Declarations of any Political Donations.

ITEM 4 - DA 2014/0138 NBN TELCOMMUNICATIONS FACILITY ON LOT 4 DP 786104, 32 SPRING GLEN ROAD, SUMMER HILL CREEK

REPORT IN BRIEF

Reason For Report	Council recieved four (4) submissions during the notification period with the main issues of concern raised visual amenity of the proposed tower, health issues, depreciation of land values and compensation, operation of the facility and its coverage.
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Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	4.5.3.a - Provide efficient and effective development assessment
Annexures	1. Draft Conditions of Consent
File Number	\\Development Applications\\DEVELOPMENT APPLICATION\\2014\\03-2014-0138 - 553399

RECOMMENDATION

That application DA2014/0138 for NBN Telecommunications Facility (fixed wireless facility) on land described as Lot 4 DP 786104 "Spring Glen" 32 Spring Glen Rd, Summer Hill Creek for Aurecon Pty Ltd be granted consent subject to conditions below.

SENIOR TOWN PLANNER'S REPORT

ADVISORY NOTES

Record of voting

In accordance with s375A of the Local Government Act 1993, a division is required to be called when a motion for a planning decision is put at a meeting of Council or a Council Committee. A division under s375A of the Act is required when determining this planning application.

Political Disclosures

In accordance with s147(4) of the Environmental Planning and Assessment Act 1979, a person making a planning application to Council is required to disclose political donations and gifts made within 2 years prior to the submission of the application and concluding when the application is determined.

In accordance with s147(5) of the Environmental Planning and Assessment Act 1979, a person making a public submission to Council in relation to a planning application made to Council is required to disclose political donations and gifts made within 2 years prior to the submission being made and concluding when the application is determined.

Political donations and gifts (if any) to be disclosed include:

- All reportable political donations made to any local councillor or Council,
- All gifts made to any local councillor or employee of the Council.

Nil planning application disclosures have been received.

Nil public submission disclosures have been received.

SUMMARY

The following report provides an assessment of the development application submitted for a new fixed wireless broadband facility comprising 40.0m high tower, one dish, three antennae, two outdoor units and ancillary equipment including a 2.4m high security chain link compound fence on land described as Lot 4 DP 786104 "Spring Glen" No. 32 Spring Glen Rd, Summer Hill Creek for Aurecon Pty Ltd.

The application was neighbor notified for a period of fourteen (14) days with four (4) submissions being received. The main issues of concern included visual amenity with proximity to the proposed tower, health issues, depreciation of land values and compensation, operation of the facility and its coverage. Visual amenity is considered adequate due to the natural landscape buffer that is provided by the proposed location of the facility and its relationship to adjoining landowners. Any concern relating to health are addressed by the facility's design and its compliance with Electromagnetic Energy (EME) exposure levels under Radiation Protection Standard. The remaining issues are not planning matters for consideration under Section 79C of the Environmental Planning and Assessment Act 1979.

The application has been referred to the Environmental Services and Sustainability Committee for determination as Council received at total of four (4) submissions during the 14 day notification period.

It is recommended that the application be approved subject to conditions of consent.

Applicant: Aurecon Pty Ltd

Owner: M Robinson

Proposal: NBN Telecommunication Tower

Location: Lot 4 DP 786104, 32 Spring Glen Road, Summer Hill Creek

Zone: R5 Large Lot Residential

THE PROPOSAL

The proposed development is to install a new fixed wireless broadband facility which would seek to deliver high speed broadband to households, businesses and enterprise. The service would serve premises with wireless link.

A number of other facilities have been erected throughout Cabonne Shire and they are not stand-alone developments. The network is highly interdependent, the facilities being connected to each other to form a daisy chain of facilities that link back to the fibre network via a series of radio transmissions dishes ie. a wireless link.

It is proposed to erect a new fixed wireless broadband facility comprising 40.0m high tower, one dish, three antennas, two outdoor units and ancillary equipment including a 2.4m high security chain link compound fence. The site

is currently developed with a dwelling and shed and this application is for Development Approval only for the new tower.

Access to the site is via an existing access point off Spring Glen Road. A new internal access track will have to be constructed in order to provide access to the new facility for both construction and routine maintenance purposes.

The location of the proposed facility has been chosen to enable substantial screening of the facility for the on site dwelling and residences on the adjoining lot. The vegetation barrier also acts as visual screening for the area as a whole to lessen any potential adverse visual impact.

Site Map



Aerial View



The subject land has been identified as the location for the proposed telecommunications tower. The site has an area of approximately 30.72 hectares and is zoned R5 Large Lot Residential. The site is private property, the owners of which have given their consent for the facility. The surrounding locality is predominantly rural small holdings and associated dwellings. The area is identified as being bushfire prone.

MATTERS FOR CONSIDERATION

Section 79C of the *Environmental Planning and Assessment Act 1979* requires Council to consider various matters, of which those pertaining to the application are listed below.

PROVISIONS OF ANY ENVIRONMENTAL PLANNING INSTRUMENT s79C(1)(a)(i)

Clause 1.2 Aims of the Plan

The broad aims of the LEP are as follows:

- 'a) to encourage development that complements and enhances the unique character and amenity of Cabonne, including its settlements, localities, and rural areas,
- (b) to provide for a range of development opportunities that contribute to the social, economic and environmental resources of Cabonne in a manner that allows present and future generations to meet their needs by implementing the principles of ecologically sustainable development,
- (c) to facilitate and encourage sustainable growth and development that achieves the following:
 - (i) contributes to continued economic productivity, including agriculture, business, tourism, industry and other employment opportunities,
 - (ii) allows for the orderly growth of land uses while minimising conflict between land uses within the relevant zone and land uses within adjoining zones,
 - (iii) encourages a range of housing choices and densities in planned urban and rural locations that is compatible with the residential and rural environment and meets the diverse needs of the community,
 - (iv) promotes the integration of land uses and transport to improve access and reduce dependence on private vehicles and travel demand,
 - (v) protects, enhances and conserves agricultural land and the contributions that agriculture makes to the regional economy,
 - (vi) avoids or minimises adverse impacts on drinking water catchments to protect and enhance water availability and safety for human consumption,
 - (vii) protects and enhances places and buildings of environmental, archaeological, cultural or heritage significance, including Aboriginal relics and places,
 - (viii) protects and enhances environmentally sensitive areas, ecological systems, and areas that have the potential to contribute to improved environmental, scenic or landscape outcomes.

Clause 1.9A Suspension of covenants, agreements and instruments

Mapping

The subject site is identified on the LEP maps in the following manner:

Land zoning map	Land zoned R5 Large Lot Residential
Lot size map	2HA NB the allotment was created vide subdivision in DA1986/91 and has an area of 30.79HA & a dwelling is existing
Heritage map	Not a heritage item
Terrestrial Biodiversity Map	Biodiversity sensitivity on the subject land
Flood planning map	Site is not within a flood zone
Natural resource – karst map	Not within a karst area
Drinking water catchment map	Not within a drinking water catchment area
Riparian land and watercourse map, groundwater vulnerability map	The allotment is affected by riparian, watercourse or groundwater vulnerability
Land reservation acquisition map	N/A

These matters are addressed in the report following.

Commonwealth Legislation

The Telecommunications Act applies to the proposed development. In order to be exempt development from the planning approval process, the development must be deemed “low impact”. The proposed development is not defined as “low impact” and as such development consent is required.

Cabonne Local Environmental Plan 2012

The subject land is zoned R5 Large Lot Residential by the Cabonne Local Environmental Plan 2012. The proposed development (Ancillary Infrastructure) is permissible within this zone, subject to Council's development consent.

Objectives of zone

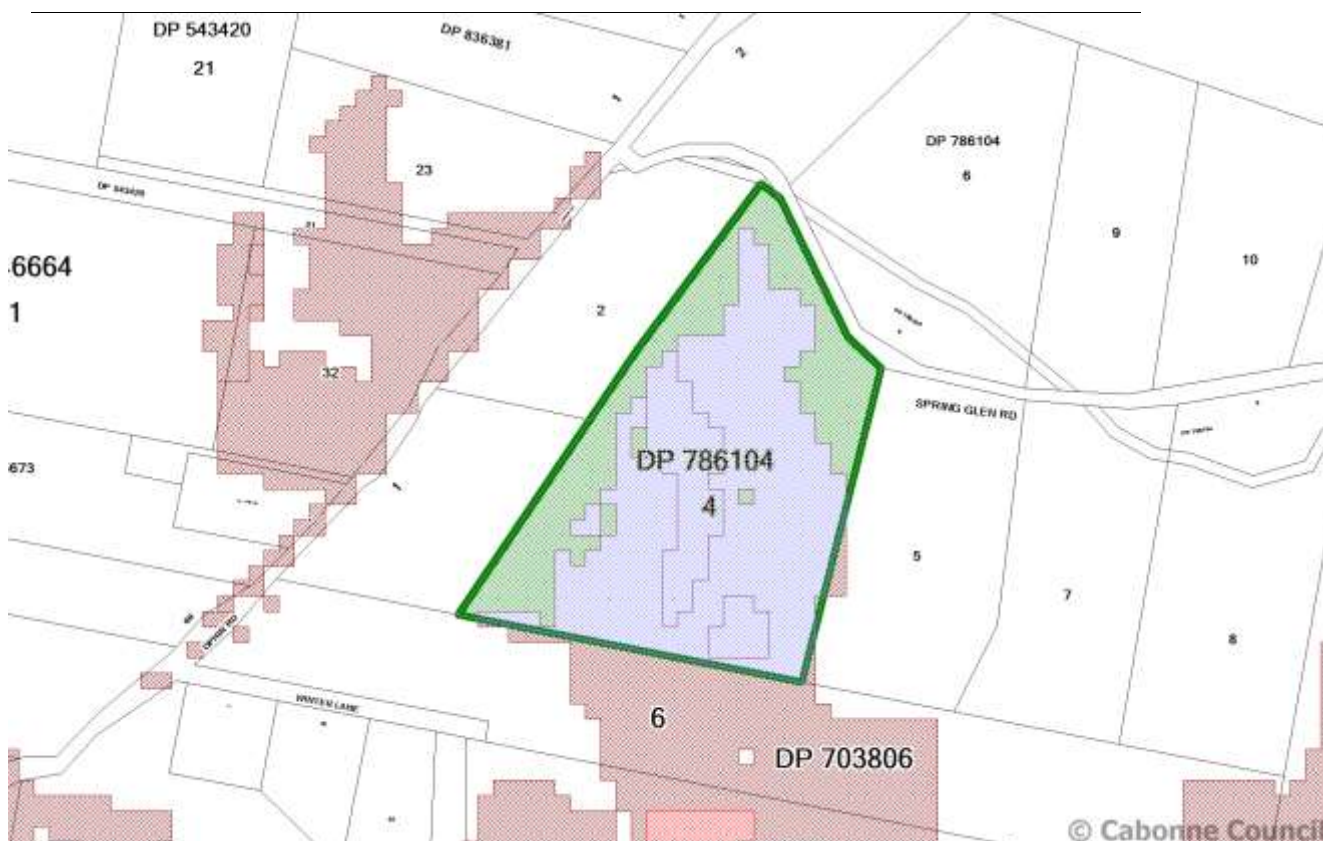
- *To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.*
- *To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.*
- *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*

- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*

Part 6 – Additional local provisions

Clause 6.3 Terrestrial biodiversity

Whilst the subject land is identified as “Biodiversity” on the Terrestrial Biodiversity Map, the proposed development is not likely to have any adverse impact on the flora or fauna of the land. Red Stringybark - Blakely's Red Gum - Yellow Box woodland is identified on the subject land. No vegetation removal is proposed, however an Asset Protection Zone (APZ) is recommended. Given the strategic siting of the proposed facility within a previously cleared area, the nature of the proposed development and the small development footprint; the proposal is unlikely to adversely impact or fragment any flora and fauna habitat likely to occur in this area. The proposal meets the object of the clause.



Clause 6.8 Essential Services

All services required for the ongoing operation of the base station are capable of being provided to the facility without impacting on the supply or reliability of these services to any existing consumers in the locality. Any requirements for the provision of services will be at the developer's costs and not borne by the community at large. No stormwater, sewerage, or waste management is required.

STATE ENVIRONMENTAL PLANNING POLICIES

State Environmental Planning Policy (Infrastructure) 2007 applies to the development. The proposed development cannot be considered as exempt or complying development as it is not within any of the allowable zones. Aurecon is not a public authority however the telecommunications facility is permissible with the consent of Council.

The proposal is consistent with the provisions of the SEPP.

GUIDELINES AND POLICIES

NSW Telecommunications Facilities Guideline including Broadband (2010) is applicable to the proposed development. The purpose of the Guideline is to guide State wide planning provisions and development controls, and provide guidance to assist the rollout of broadband services in NSW.

The guideline sets out principles to guide site selection and visual impact; co-location; health standards for exposure to radio emissions; disturbance, risk and compliance. The proposal meets the provisions of the Guideline.

PROVISIONS OF ANY DRAFT ENVIRONMENTAL PLANNING INSTRUMENT THAT HAS BEEN PLACED ON EXHIBITION s79C(1)(a)(ii)

There are no draft environmental plans that relate to the subject land or proposed development.

PROVISIONS OF ANY DEVELOPMENT CONTROL PLAN s79C(1)(a)(iii)

Development Control Plan 6 Rural Small Holdings applies to this land and proposal is generally consistent with the provisions of the DCP.

PROVISIONS PRESCRIBED BY THE REGULATIONS s79C(1)(a)(iv)

The proposal does not contravene the relevant provisions of the regulations.

THE LIKELY IMPACTS OF THE DEVELOPMENT s79C(1)(b)

Context and Setting

The proposed facility is on private rural residential land. The facility is to be located within a cleared area on the site however provides a significant vegetative buffer to adjoining lots. The height is the minimum height required for the facility in order to operate effectively.

Access, transport and traffic

Access to the site is via an existing access point off Spring Glen Road. An extension to the internal access way will be required for the construction of the proposed facility and for on-going maintenance purposes.

Services and utilities

All services required for the ongoing operation of the base station are capable of being provided to the facility without impacting on the supply or reliability of

these services to any existing consumers in the locality. Any requirements for the provision of services will be at the developer's costs and not borne by the community at large. No stormwater, sewerage, or waste management is required.

Noise and vibration

Noise and vibration emissions associated with the proposed facility will be limited to the initial construction phase. Noise generated from the construction phase will be of short duration and will be in accordance with the standards outlined in the Environmental Protection Regulation 1998 and Environmental Protection (Noise) policy 1997. Construction works will be between 7:00am and 6:00pm.

There will be some low level noise from the on-going operation of air conditioning equipment associated with the equipment shelter, once installed. Noise emanating from the air conditioning equipment is at a comparable level to domestic air conditioning installation, and will generally accord with the background noise levels as prescribed by Australian Standard AS1055.

THE SUITABILITY OF THE SITE s79C(1)(c)

Physical Attributes and Hazards

The site is not subject to flooding but is mapped as bushfire prone land and a detailed bushfire assessment has been provided with an appropriate APZ zone around the proposed tower. The proposal does not require any additional mitigation measures.

A concern raised in submissions is of a perceived concern in regards to electromagnetic radiation exposure from the proposed facility. The Australian Communications and Media Authority advise regulatory arrangements with respect to electromagnetic radiation exposure, and the facility will comply with these requirements. All designs are designed and certified in accordance with the relevant Australian Standards, and should not result in any increase in the level of risk to the public. Mandatory standards for human exposure are applied with the site being secured to prevent public access. An electromagnetic energy (EME) report is provided which shows that the maximum cumulative EME level will equate to 0.012% of the maximum exposure limit (Australian Radiation Protection and Nuclear Safety Agency).

Whilst concern was raised in submissions during the notification process regarding health risk to radiation exposure, legislative control under which this industry operates worldwide, health risks are minimized.

DEVELOPMENT CONTRIBUTIONS

No development contributions apply to the proposed development.

ANY SUBMISSIONS MADE IN ACCORDANCE WITH THE ACT s79C(1)(d)

The proposed development was neighborhood notified for a period of fourteen (14) days with four (4) submissions being received. A summary of the main issues raised are detailed below:-

Objector	Submission Points	Comment
Submission 1	Is this location the best chosen location for the NBN coverage to work at optimal levels	This is not a planning matter for consideration under Section 79C of the Environmental Planning and Assessment Act 1979. Despite this, Aurecon have responded indicating that site selection needs to fit technical requirements, height and location to service a surrounding locality and to minimize adverse impacts, design, access, power and owners consent.
	How many residences will benefit from this location	This is not a planning matter for consideration under Section 79C. Despite this Aurecon have indicated a benefit to around 130 households in the surrounding locality.
Submission 2	Concern that the provision of this service will not provide access to high quality, competitive broadband services	The DA process assesses whether the land use is appropriate for the site. This is not to be confused with whether the facility allows for community perception of high quality services. This is not a matter for consideration under Section 79C of the Environmental Planning and Assessment Act 1979.
Submission 3	Health concerns	The proposal meets the EME level for exposure limits
	Visual amenity & proximity to their new dwelling under construction	Aurecon has forwarded copies of photomontages of the site. In addition there is a significant natural vegetative buffer between the location of the new dwelling and on the adjoining site of the new facility. Visual impact is considered minimal.
	A decrease in property values and a case for compensation	This is not a matter for planning consideration under Section 79C

Submission 4	Is this the best location for the proposed facility	As above
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The main issues of concern have either been addressed via conditions of consent, compliance with other acts or standards associated with the provisions of public infrastructure (ie telecommunications facility) or matters not for consideration under the DA process.

PUBLIC INTEREST s79C(1)(e)

The proposed development is considered to be of minor interest to the wider public due to the relatively localised nature of potential impacts, the location the tower in relation to nearby residences and the fact that these towers are being established throughout the Shire without any public adverse reaction to the towers.

CONCLUSION

The proposed development is permissible with the consent of Council. The development complies with the relevant aims, objectives and provisions of the LEP. A section 79C assessment of the development indicates that the development is acceptable in this instance. Attached is a draft Notice of Approval outlining a range of conditions considered appropriate to ensure that the development proceeds in an acceptable manner.

ITEM 5 - BUSINESS PAPER ITEMS FOR NOTING

REPORT IN BRIEF

Reason For Report	Provides an opportunity for Councillors to call items for noting for discussion and recommends remainder to be noted.
Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	4.5.1.g - Code of Meeting Practice adopted and implemented.
Annexures	Nil
File Number	\\OFFICIAL RECORDS LIBRARY\\GOVERNANCE\\COUNCIL MEETINGS\\PROCEDURES - 551961

RECOMMENDATION

THAT:

1. Councillors call any items they wish to further consider.
2. The balance of the items be noted.

GENERAL MANAGER'S REPORT

In the second part of the Committee Business Paper are items included for the Committee's information.

In accordance with Council's format for its Business Paper, Councillors wishing to discuss any item are requested to call that item.

DRAFT CONDITIONS OF CONSENT

1. DEVELOPMENT IN ACCORDANCE WITH PLANS

Objective

To ensure the development proceeds in the manner assessed by Council.

Performance

Development is to take place in accordance with the attached stamped plans (Ref No DA2014/0138) and documentation submitted with the application and subject to the conditions below, to ensure the development is consistent with Council's consent.

NOTE: Any alterations to the approved development application plans must be clearly identified **WITH THE APPLICATION FOR A CONSTRUCTION CERTIFICATE**.

The Principal Certifying Authority for the project may request an application for modification of this consent or a new application in the event that changes to the approved plans are subsequently made. An application to modify the development consent under s96 of the Environmental Planning and Assessment Act, 1979, as amended and will be subject to a separate fee.

2. BUILDING CODE OF AUSTRALIA 2013 – AUSTRALIAN STANDARDS

Objective

To satisfy the Building Code of Australia 2013 and relevant Australian Standards.

Performance

The approved fixed wireless facility must meet the relevant Australian Standards and the performance requirements of the Building Code of Australia 2013. Compliance with the Performance Requirements can only be achieved by:-

- a) complying with the Deemed to Satisfy Provisions; or
- b) formulating an Alternative Solution which:-
 - i) complies with the Performance Requirements; or
 - ii) is shown to be at least equivalent to the Deemed to Satisfy Provisions; or
 - iii) a combination of both a) and b).

3. APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

Objective

To ensure compliance with s81A of the Environmental Planning and Assessment Act 1979 as amended.

Performance

The person having the benefit of this consent must appoint a Principal Certifying Authority for the development, pursuant to Section 81A of the *Environmental Planning and Assessment Act 1979*, as amended and advise Council in writing of that appointment **BEFORE WORKS COMMENCE**.

That Certifying Authority may be the Council, or an Accredited Certifier appointed under the Act. The required written notice to Council may be satisfied by supplying a copy of the Application for a construction Certificate (Form 11) under the *Environmental Planning and Assessment Regulation 1994*, as amended and must include the name, contact address, telephone and accreditation numbers of the selected Certifying Authority.

The Principal Certifying Authority and any other Certifiers appointed by that Authority will be responsible for the post-consent certification of the development. Copies of all certification is to be submitted to Cabonne Council referenced by the Development Application Number DA2014/0138.

4. APPLICATION FOR CERTIFICATION

Objective

To satisfy the post-consent requirements of this Development Consent, and to comply with S.109 of the Environmental Planning and Assessment Act 1979, as amended.

Performance

The person having the benefit of this consent is required to apply for a:

CONSTRUCTION CERTIFICATE

5. COMPLIANCE WITH CONDITIONS OF CONSENT

Objective

To ensure the development proceeds in the manner as determined by Council.

Performance

All conditions of this consent are to be complied with to the standards specified **prior** to any occupation.

6. EXISTING COVENANTS

Objective

Advisory only.

Performance

The applicant is advised covenants exist over this land and any variation should be referred to the owner of the covenant for their approval.

7. NOISE

Objective

To limit the impact of noise on adjoining properties.

Performance

Building work may only be carried out on the site between the following hours:

7.00am and 7.00pm Monday to Friday

7.00am and 5.00pm Saturdays

8.am and 5.00pm Sundays and Public Holidays

* This includes site works and delivery of materials.

8. IDENTIFICATION OF SITE

Objective

To clearly identify the site.

Performance

Provide a clearly visible sign to the site stating:

- a) Unauthorised entry is prohibited;
- b) Builders name and licence number; or owner builders permit number;
- c) Street number or lot number;
- d) Contact telephone number/after hours number;
- e) Identification of Principal Certifying Authority.

9. PROVISION OF TEMPORARY FACILITIES

Objective

To provide temporary toilet facilities.

Performance

A temporary sewer or chemical toilet is to be provided on the property while building work is in progress to comply with the requirements of the Workcover Authority.
NOTE: This must be on-site prior to the first inspection.

10. SOIL EROSION

Objective

To prevent soil erosion during the course of development.

Performance

Measures are to be taken during the course of development to ensure satisfactory stabilisation of exposed areas to prevent soil erosion.

11. INTERNAL ACCESS

Objective

To ensure a satisfactory all weather access is available to the approved site.

Performance

The applicant is required to extend the internal road from the existing internal access road to the approved development to a standard that allows access by a typical 2-wheel drive vehicle in wet weather, at the applicants cost prior to any Final Certificate being issued.

12. OCCUPATION CERTIFICATE

Objective

To ensure compliance with the Environmental Planning & Assessment Act 1979.

Performance

All buildings will require an Occupation Certificate PRIOR to occupation/use of the building.

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ITEM 1 - HERITAGE GRANTS ANNUAL REPORT 2013/14

REPORT IN BRIEF

Reason For Report	To advise the committee of completed heritage grant projects.
Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	4.3.2.i - Ensure items and places of heritage significance are adequately protected
Annexures	1. Heritage Grant Annual Report 13/14
File Number	\\OFFICIAL RECORDS LIBRARY\\DEVELOPMENT AND BUILDING CONTROLS\\REPORTS\\HERITAGE - 554246

DIRECTOR OF ENVIRONMENTAL SERVICES' REPORT

Seven projects were endorsed by the committee and Council as part of the 2013-2014 Heritage Grants Program.

Five projects were undertaken and completed, with claims lodged with Council for reimbursement of the agreed heritage funds. The completed projects totalled \$26,799.50 worth of restoration work, with applicants committing \$16,999.50 towards the cost of the projects with \$9,800 contributed by Council.

A report on each of the projects has been prepared for submission to the Department of Planning in accordance with the terms of Council's funding agreement. A copy of the heritage project report is attached for the information of the committee.

ITEM 2 - HERITAGE STRATEGY ANNUAL REPORT 2013/14

REPORT IN BRIEF

Reason For Report	To provide the committee with a summary of the heritage outcomes for the past year.
Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	4.3.2.i - Ensure items and places of heritage significance are adequately protected
Annexures	1. Cabonne 2013/14 Annual Report
File Number	\\OFFICIAL RECORDS LIBRARY\\DEVELOPMENT AND BUILDING CONTROLS\\REPORTS\\HERITAGE - 554271

DIRECTOR OF ENVIRONMENTAL SERVICES' REPORT

As required by the terms of Council's funding agreement with the NSW Department of Planning (Heritage Branch) an annual report must be provided for the heritage advisory service and the heritage grants program. A copy of the annual report for the 2013-2014 period is attached and summarises the heritage outcomes for the past year.

The annual report is provided to the committee for its information.

ITEM 3 - HERITAGE ADVISOR'S REPORT - MAY 2014

REPORT IN BRIEF

Reason For Report	Providing Councillors with a copy of the Heritage Advisor's report for the preceding month.
Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	4.3.2.b - Facilitate Heritage Advisory Service
Annexures	1. Heritage Advisor's Report - May 2014
File Number	\OFFICIAL RECORDS LIBRARY\DEVELOPMENT AND BUILDING CONTROLS\REPORTS\HERITAGE - 554294

DIRECTOR OF ENVIRONMENTAL SERVICES' REPORT

A copy of the Heritage Advisor's Report for May 2014 is attached for the information of the committee.

NSW Heritage Grants

Local Government Heritage Management Program: Summary for Local Heritage Fund Annual Report 2013–14

These reporting requirements must be completed to claim funds for your local heritage fund.

The Heritage Branch will reimburse our funding share according to the funding agreement with the council for that financial year.

- STEP 1. The council issues project funding agreement offers to successful applicants, specifying the exact work to be funded, required supervision and completion date.
- STEP 2. Prior to the project commencing, the council (and/or applicant) should take photographs for use in the council final report to the Heritage branch.
- STEP 3. Once the project is completed, the council heritage officer or heritage advisor will inspect the project and take a photo of the project.
- STEP 4. The council heritage officer or heritage advisor (or heritage specialist) will also complete and sign off a Project Compliance Certification Form for the project. This form must be submitted to the council before the project funding can be paid.
- STEP 5. The applicant completes templates A and B and emails to heritage@heritage.nsw.gov.au by 15 May each year as your claim for your local heritage fund reimbursement.
(DO NOT post as we have a paperless office).
- **Template A:** A one-page summary report on all completed projects
 - **Template B:** A one-page final project report for each project

Note: Information included in this summary report can also be used to complete your local council Heritage Strategy annual report.

Template A

Use this template to prepare a one-page summary report on all completed projects.

[Cabonne Council]

Local Government Heritage Management Program Local Heritage Fund for 2013–14 financial year

SUMMARY REPORT ON ALL COMPLETED PROJECTS

Applicant	Heritage item address	Project description	Total project cost	Applicant's contribution	Local heritage funding
Canowindra Historical Society & Museum	71-73 Gaskill St, 67 Gaskill St, 33-35 Gaskill St, 62 Gaskill St, 46-52 Gaskill St, Cnr Blatchford & Gaskill Streets, 100 Gaskill St, 79 Gaskill St, 45 Gaskill St & 90 Gaskill Canowindra	Stage 1 of installing heritage plaques upon historic buildings located within the Gaskill St, Canowindra business centre.	\$4009.10	\$2009.10	\$2,000
John Lawrie	77 Edward St, Molong	Restoration works – repair edges of verandah, repair rotting joists and supporting timber and repair brickwork where mortar has been loosened	\$2,280	\$1,280	\$1,000
St Johns Church, Cargo	6 Hamilton St, Cargo	New guttering, foundation treatment and correction of stone or brick footings and drainage work	\$11,155.40	\$9,155.40	\$2,000
St James Church, Cudal	Wall St, Cudal	Drainage work	\$2,755	\$1,255	\$1,500
Marilyn Koruniak	17-23 Bank St, Molong	Repaint façade, repair stormwater gutters and pipes, check and service lower façade.	\$6,600	\$3,300	\$3,300
Total			\$26,799.50	\$16,999.50	\$9,800

Based on the approved funding agreement for 2013–14 financial year and the local heritage funding expenditure of \$26,799.50, the Heritage Branch will reimburse \$9,800

* The council can claim reimbursement on this amount from the Heritage branch, according to the approved council funding agreement.

Template B

Use this template to prepare a one page **final report for each completed project.**

[Cabonne Council]

Local Government Heritage Management Program Local Heritage Fund for 2013–14 financial year

FINAL PROJECT REPORT

Heritage item address	71-73 Gaskill St, 67 Gaskill St, 33-35 Gaskill St, 62 Gaskill St, 46-52 Gaskill St, Cnr Blatchford & Gaskill Streets, 100 Gaskill St, 79 Gaskill St, 45 Gaskill St & 90 Gaskill Canowindra
Project description	Heritage Plaque Project
Reason for the project	Stage 1 of installing heritage plaques upon historic buildings located within the Gaskill St, Canowindra business centre.
Heritage item listing	Bank of NSW – I36, Strand Theatre – I34, T J Finn's Store – I29, Baker's Pharmacy – Conservation area, Finn's Building – I29, Cobley's Building – I39, O'Brien's Billiard Saloon – Conservation area, Newsagency – Conservation area, Dugan's – Conservation area.
Applicant	Canowindra Historical Society & Museum Inc.
Date commenced	The Canowindra Historical Society, in consultation with Council and Council's Heritage Advisor have liaised with shop owners over a period of years resulting in the installation of the plaques.
Date completed	October 2013
Total project cost	\$4009.10
Applicant contribution	\$2009.10
Local heritage funding	\$2000.00
Before photo	<i>Insert here</i>

After photo



**[Cabonne Council]
Local Government Heritage Management Program
Local Heritage Fund for 2013-14 financial year
FINAL PROJECT REPORT**

Heritage item address	77 Edward Street, Molong
Project description	Restoration Works
Reason for the project	To repair edges of verandah, repair rotting joists and supporting timber and repair brickwork where mortar has been loosened.
Heritage item listing	N/A
Applicant	John Lawrie
Date commenced	15 April 2014
Date completed	17 April 2014
Total project cost	\$2,280
Applicant contribution	\$1,280
Local heritage funding	\$1,000

Before photo



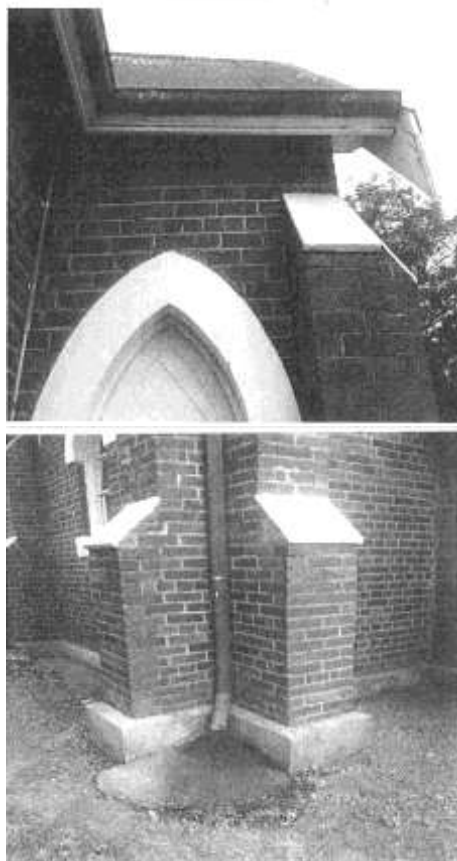
After photo



**[Cabonne Council]
Local Government Heritage Management Program
Local Heritage Fund for 2013-14 financial year
FINAL PROJECT REPORT**

Heritage item address	6 Hamilton Street, Cargo
Project description	General Maintenance
Reason for the project	To replace guttering, foundation treatment and correction of stone or brick footings and drainage work
Heritage item listing	I60
Applicant	St Johns Church
Date commenced	January 2014
Date completed	February 2014
Total project cost	\$11,155.40
Applicant contribution	\$9,155.40
Local heritage funding	\$2,000

Before photo



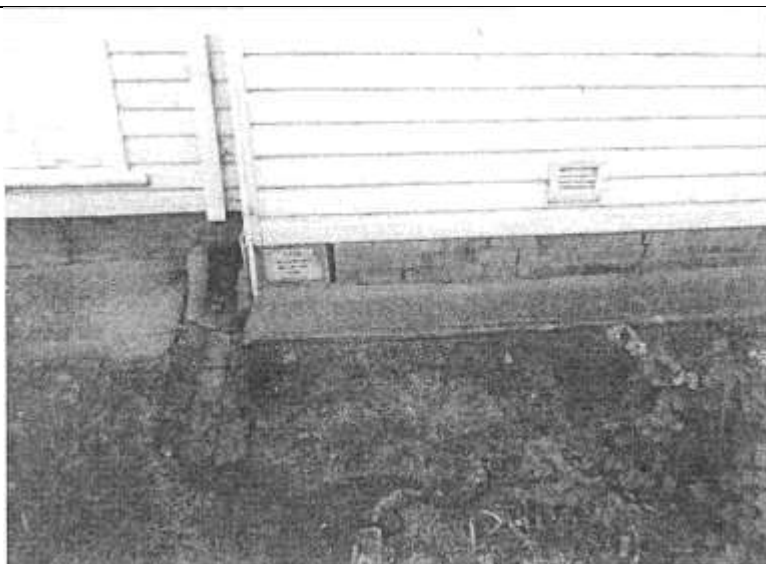
After photo



**[Cabonne Council]
Local Government Heritage Management Program
Local Heritage Fund for 2013-14 financial year
FINAL PROJECT REPORT**

Heritage item address	Wall Street, Cudal
Project description	Drainage Works
Reason for the project	To direct runoff away from the building
Heritage item listing	I73
Applicant	St James Church
Date commenced	February 2014
Date completed	March 2014
Total project cost	\$2,755
Applicant contribution	\$1,255
Local heritage funding	\$1,500

Before photo



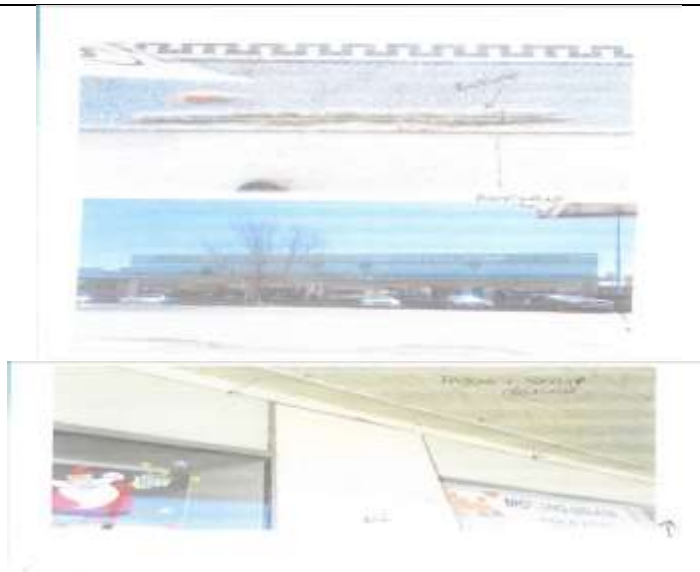
After photo



**[Cabonne Council]
Local Government Heritage Management Program
Local Heritage Fund for 2013-14 financial year
FINAL PROJECT REPORT**

Heritage item address	17-23 Bank St, Molong
Project description	Restoration Works
Reason for the project	Repaint façade, repair stormwater gutters and pipes, check and service lower façade.
Heritage item listing	I165
Applicant	Marilyn Koruniak
Date commenced	August 2013
Date completed	September 2013
Total project cost	\$6,600
Applicant contribution	\$3,300
Local heritage funding	\$3,300

Before photo



After photo



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Ph: 131 555 or 1300 361 967. TTY: (02) 9211 4723. Email: info@environment.nsw.gov.au ;
Web: www.environment.nsw.gov.au . OEH 2014/0287 ;March 2014
Report pollution and environmental incidents: Environment Line: 131 555 (NSW only)

NSW Heritage Grants Local Government Heritage Management Program: Template for Heritage Strategy Annual Report 2013-14

A requirement of the NSW Heritage Grants Local Government Heritage Management Program is that each council must prepare, adopt and implement a three-year heritage strategy for 2013–14 to 2014–15. This strategy must be based on [Recommendations for local council heritage management](#) (OEH 2013).

As part of the funding agreement for each council's heritage advisor, the council must prepare and submit an annual report on the implementation of their heritage strategy to the Heritage Council by 15 May each year. Generally, this report will be prepared by the council's heritage advisor and heritage officer.

The outcomes and indicators in the Heritage Strategy Annual Report 2013–14 template are based on a standardised heritage strategy developed from *Recommendations for local council heritage management*. Councils must use this reporting template to summarise their achievements throughout the year.

Please complete this template electronically by inserting responses as follows:

1. Fill in the key performance indicator data in the **grey areas** for each heritage strategy recommendation.
2. Using this data, complete the **grey areas** for all four evaluation questions for each outcome.
3. If you would like to include extra information about and for your council, please add your comments in the 'optional comments' **grey area**.

The Heritage Council will include this data in their annual report on the NSW Heritage Grants Local Government Heritage Management Program. This report will be made available on www.environment.nsw.gov.au/Heritage/funding/locgovheritagemgt.htm.

Lodging your heritage strategy annual report for 2013–14

As per the heritage advisor agreement, a copy of this annual report must be:

1. lodged with your council for adoption
2. lodged with the Heritage Council.

Your council name: Cabonne

I confirm that the total expenditure for the heritage advisor service during 2013–14 (which includes an estimate for the June 2014 visit) was \$ 12,650.00 ex GST.

Reporting on recommendations and outcomes

Recommendation 1: Establish a heritage committee to deal with heritage matters in your area

Outcome 1: Caring for our heritage – increased community participation, awareness and appreciation of heritage in the local area

Key performance indicators

Heritage committee established	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Heritage committee constituted under s. 377 of the <i>Local Government Act 2009</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Optional comments: The Heritage Community has not performed well this year and it is recommended that it be re-formed as a Heritage Working Party with appropriate membership
Heritage policy written and adopted by the council	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Date completed: May 2005 Date/s reviewed and updated: May 2011 Optional comments: The three year Strategy will include recommendations for a review of the Policy and draft new Policies for 2014-2017
Heritage committee advice/input to council decision making	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Number 11 of pieces of advice/input to council decision making Optional comments: The primary source of heritage advice is from the Planning Officers and the Heritage Advisor through the 11 monthly reports
Local heritage consultants directory established	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Optional comments: The regional directory works well covering both Bathurst and Orange
Optional Council website link provided to the OEH Heritage Consultants Directory	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Optional comments: Council prefers to consult individually with applicants and offer direct advice and contacts as required.
Local services and suppliers directory established	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Optional comments: The regional directory works well for the Cabonne Council area
Optional Council website link provided to the OEH Services and Suppliers Directory	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Optional comments: The regional directory works well for the Cabonne Council area

Evaluation: (social, environmental, economic impacts)

Please add your commentary after each question

1. What do the KPIs show about this outcome?
Reformation of the Committee is recommended to better suit the issues within the Cabonne Shire and the seven villages
2. What were the key results or achievements for this year?
The Heritage Advisor meets property owners and tenants on site and provides free & monthly advice. Interpretation programmes are the key local issues from the communities with future works to focus on main street issues.
3. Were there any challenges or disappointments that had a major effect on results? Briefly describe what actions have been taken to address these.
The Heritage Committee has been inoperative in relation to projects and actions resulting from the 3 year strategy and the recommendation for reformation is provided.
4. What will you do next year?
Reform the Heritage Committee and consult widely to seek support for implementation of the projects from the seven village communities

Recommendation 2: Identify the heritage items in your area and list them in your local environmental plan (LEP).

Outcome 2: Knowing and valuing our heritage – increased knowledge and proactive management of heritage in your local area

Key performance indicators

Community based heritage study completed	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Date completed: 2007 Date/s reviewed and updated: 2011-2012 Number 317 of heritage items recommended for inclusion in your LEP heritage schedule Optional comments: The SHI remains the active database for compiling records and information
Aboriginal heritage study completed	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Date completed: Date/s reviewed and updated: Optional comments: There is no initiative within Cabonne Shire for aboriginal heritage
Number of heritage items included in the existing LEP's heritage schedule	Number 243 heritage items included in LEP heritage schedule Date completed: 1999 Date/s reviewed and updated: 2007-2010 Optional comments: There remain 75+ places for review in relation to their status for inclusion as heritage items as part of an amendment to the LEP

The council has gazetted a principal LEP with model heritage provisions in accordance with the Standard Instrument (LEPs) Order	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Date gazetted: 2012 Optional comments:
Statement of significance for all heritage items in the existing LEP	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Date completed: 2011 Date/s reviewed and updated: Optional comments: The items require detailed assessments and the SHI has the capacity for this in due course

Evaluation: (social, environmental, economic impacts)

Please add your commentary after each question

1. What do the KPIs show about this outcome?
The Heritage Inventory remains a useful tool and database with insufficient detail on many places for inclusion. An additional 75 places require assessment.
2. What were the key results or achievements for this year?
Use of the SHI for compiling and recording relevant information
3. Were there any challenges or disappointments that had a major effect on results? Briefly describe what actions have been taken to address these.
Currently there is not sufficient time to complete additional assessment work
4. What will you do next year?
Continue to utilise the Heritage Inventory to compile relevant data

Recommendation 3: Appoint a heritage and urban design advisor to assist the council, the community and owners of listed heritage items

Outcome 3: Caring for our heritage – increased community participation, and proactive heritage and urban design management in your local area

Key performance indicators

Site visits	Number 22 of heritage site visits undertaken Optional comments: A similar level of activity to the previous year (27)
Heritage/urban design advisements given	Number 30 of heritage/urban design advisements given Optional comments: A similar level of activity to the previous year (30)
Pre development application (DA) advice given on heritage/urban design issues	Number 4 pre DA advice given on heritage/urban design issues Optional comments: An increase on the previous year due to increased activity and attention from planning staff (1)
Advisements on council DAs provided on heritage/urban design projects	Number 2 advisements on council DAs provided on heritage/urban design projects

	Optional comments: A reduced level of activity from the previous year(11)
--	--

Evaluation: (social, environmental, economic impacts)

Please add your commentary after each question

1. What do the KPIs show about this outcome?
A typical year but generally reflecting a lower level of activity
2. What were the key results or achievements for this year?
All advice requested was attended to
3. Were there any challenges or disappointments that had a major effect on your results?
Briefly describe what actions have been taken to address these.
Encouraging applicants to request pre-DA advice and allow sufficient time prior to construction
4. What will you do next year?
Continue to advise applicants in a timely manner

Recommendation 4: Manage local heritage in a positive manner

Outcome 4: Caring for our heritage – proactive heritage and urban design management in your local area

Key performance indicators

Heritage development control plan (DCP) prepared by the council	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Date completed: 1991 Date/s reviewed and updated: 2013 - 2014 Optional comments: Under consideration with a review planned of similar models in the region
Urban design DCP prepared by the council	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Date completed: Date/s reviewed and updated: Optional comments: The Advisor recommends that the new DCP include guidelines on urban design and the use of desired future character statements for relevant precincts.
Waive or reduce development application fees	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Optional comments: These are valued by the local community, tenants and property owners
Adopt a flexible approach to planning and building requirements	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Optional comments: A good relationship exists between planning and building staff and the relationship between planning and engineering is improving

Evaluation: (social, environmental, economic impacts)

Please add your commentary after each question

1. What do the KPIs show about this outcome?
A typical year for reporting and advice
2. What were the key results or achievements for this year?
All enquiries were satisfied
3. Were there any challenges or disappointments that had a major effect on your results?
Briefly describe what actions have been taken to address these.
Ensuring applicants seek early advice
4. What will you do next year?
Seek to use web and similar channels such as the Council newsletters to give heritage an appropriate profile

Recommendation 5: Introduce a local heritage incentives fund to provide small grants to encourage local heritage projects

Outcome 5: Caring for our heritage – increased community participation and proactive conservation and management of heritage in your local area

Key performance indicators

Local heritage fund operational	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Optional comments:
Heritage projects funded with this year's funding	Number 5 of heritage projects funded this financial year
Total project value	Total \$ 26,799.50 project value
Total local heritage fund contribution	Total \$ 9,800 contributed by local heritage fund
Total owner contribution to project	Total \$ 16,999.50 contributed by local heritage owner to heritage project
Compulsory Heritage projects that contribute to local tourism **	Number 1 of heritage projects that contribute to local tourism Optional comments: stage one of the Canowindra interpretive panel programme
Compulsory Projects that create paid employment **	Number of jobs created Optional comments:
Compulsory Projects that create volunteer opportunities**	Number of volunteer hours contributed Optional comments:

** These indicators are important NSW Government indicators related to tourism, jobs and employment creation and **must** be completed.

Evaluation: (social, environmental, economic impacts)

Please add your commentary after each question

1. What do the KPIs show about this outcome?
Continued ongoing community support for the programme.
2. What were the key results or achievements for this year?
The community of Canowindra have completed stage one of the interpretive panel

programme and it has been very successful. The reinstatement of the Molong Bakery verandah and general colour schemes in Molong and Canowindra

3. Were there any challenges or disappointments that had a major effect on your results?
Briefly describe what actions have been taken to address these.
Maintaining the performance of local trades
4. What will you do next year?
Continue to give heritage grants and successful projects a high profile

Recommendation 6: Run a heritage main street program

Outcome 6: Caring for our heritage – councils, owners and the community actively participate in attractive and well managed heritage main streets

Key performance indicators

Heritage main street committee operational	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Optional comments: The early main street studies met with limited success.
Heritage main street study completed	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Date completed: Date/s reviewed and updated: Current Optional comments: Having Gaskill Street and Bank Street areas in Canowindra and Molong declared Conservation Areas was the key success
Heritage main street study recommendations implemented	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Date completed: 1991-1995 Optional comments: Generally colour schemes
Heritage main street program expanded to other main streets in the local government area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Optional comments: Each of the five other villages have separate dynamics with Heritage not a main priority although it remains with great potential

Evaluation (social, environmental, economic impacts)

Please add your commentary after each question

1. What do the KPIs show about this outcome?
The village main streets require on-off projects with extensive consultation to provide a genuine platform for success.
2. What were the key results or achievements for this year?
The interpretation programme for Canowindra and minor street improvements in Molong and Canowindra
3. Were there any challenges or disappointments that had a major effect on your results?
Briefly describe what actions have been taken to address these.
Community coordination is a large task
4. What will you do next year?
Pursue common programmes with Engineering and seek to coordinate the communities

of Molong and Canowindra around main street priorities – interpretation, verandah works and colour schemes.

Recommendation 7: Present educational and promotional programs

Outcome 7: Valuing our heritage – increased awareness and appreciation of heritage by the council, owners and the community in your local area

Key performance indicators

Heritage information available for local government area, e.g. brochures, website, guidelines

Yes ☒ No ☐

Date/s originally set up: 1999

Date/s reviewed and updated: 2013

Optional comments: Additional web based information provided for the Conservation Areas

Heritage promotional events held (e.g. National Trust Heritage Festival, local heritage festivals, heritage awards scheme, main street festivals)

Number 1 of heritage events held in last financial year

Optional comments: The Museum in Molong initiates history related activities while the Yeoval community has had great success with the new Banjo Paterson Museum

Local/regional heritage tourism strategy completed

Yes ☒ No ☐

Date completed: 2011

Date/s reviewed and updated: There is some integration with tourism staff building on the wineries need for visitation and working across the Orange region

The council has a local/regional tourist information centre

Yes ☐ No ☒

Optional comments: The volunteer run facility in Molong has limited penetration due to opening times and marketing limitations however the Orange region provides good general support

Heritage trail completed

Yes ☐ No ☒

Date completed:

Date/s reviewed and updated:

Optional comments: Limited resources are holding back trails within Canowindra, Cumnock and Yeoval. General printed material remains available.

Heritage training for staff

Yes ☒ No ☐

Number 1 of staff attended training

Optional comments: The staff have access to the central West Heritage Network

Heritage training for councillors	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Number of councillors attended training Optional comments: Councillors are advised of the resources and activities of the Central West Heritage Network and the Villages of the heart museum programme
Heritage training/workshops for heritage owners	Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Number of owners attended training Optional comments: Workshops are available in the region at Bathurst
Heritage training/workshops for local professionals	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Number of local professionals attended training Optional comments: Workshops are available in the region at Bathurst

Evaluation: (social, environmental, economic impacts)

Please add your commentary after each question

1. What do the KPIs show about this outcome?
The Cabonne Shire tourism strategy utilises heritage as the setting generally for winery based visits while the Yeoval & Ophir communities continue to show great initiative
2. What were the key results or achievements for this year?
The Yeoval museum project for Banjo Paterson
3. Were there any challenges or disappointments that had a major effect on your results?
Briefly describe what actions have been taken to address these.
Minimal traction from general tourism initiatives in the heritage areas.
4. What will you do next year?
Recommend greater focus on an integrated tourism strategy where heritage issues are part of the mix. Support greater sharing of resources across the Bathurst and Orange regions and the use of tourism and promotional skills with heritage.

Recommendation 8: Set a good example to the community by properly managing places owned or operated by the council

Outcome 8: Caring for our heritage – a council proactively conserves and manages its heritage assets

Key performance indicators

Council has an asset management plan with action plans for heritage assets	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Optional comments: Asset plans are generally the responsibility of Engineering and Technical services staff
Council management plans (CMPs) and council management strategies (CMSs) prepared for state significant heritage assets	Number 0 of CMPs/CMSs prepared for state significant items this financial year Optional comments: There are no related assets

Annual works budget secured for heritage asset maintenance and repairs	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Optional comments: Works are completed on a needs basis however projects such as Canowindra offices, the Halls and Connelly's store exceed the resources devoted to the heritage asset areas.
--	--

Evaluation (social, environmental, economic impacts)

Please add your commentary after each question

1. What do the KPIs tell you about this outcome?
Insufficient resources are being devoted to the maintenance of heritage assets
2. What were the key results or achievements for this year?
Enquiries from Council staff were welcomed and advice provided on a range of maintenance issues
3. Were there any challenges or disappointments that had a major effect on your results?
Briefly describe what actions have been taken to address these.
Actions are not always taken up resulting in increased levels of decay and potential damage to buildings and assets
4. What will you do next year?
Continue to make the case for timely maintenance and the adaptation of assets such as Connelly's store

Recommendation 9: Promote sustainable development as a tool for heritage conservation

Outcome 9: Caring for our heritage – proactive heritage and sustainable development in your local area

Key performance indicators

Heritage development application (DA) approvals for adaptive reuse works	Number 0 adaptive reuse DA approvals Optional comments: A low level of activity persists across the area
DA approvals for regeneration and urban design works	Number 0 of urban design /regeneration DA approvals Optional comments: The Council gasworks site in Molong has great potential
Heritage DA approvals for infill and additions works	Number 2 infill/additions DA approvals Optional comments: A general low level of activity
Pre-DA advice and advice given on sustainable and energy efficient modifications (power, water, waste, carbon neutral)	Number 22 of pre-DA advice and advice given on sustainable and energy efficient modifications Optional comments: All advice includes general advice on sustainability as part of the main-streaming approach
Sustainability and heritage awareness	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

courses for councillors, council staff, heritage owners and community	Number of people who attended training Optional comments: Local courses are not available
---	--

Evaluation (social, environmental, economic impacts)

Please add your commentary after each question

1. What do the KPIs show about this outcome?
The interest in sustainability is low
2. What were the key results or achievements for this year?
A low level of economic activity persists in the heritage and conservation areas
3. Were there any challenges or disappointments that had a major effect on your results?
Briefly describe what actions have been taken to address these.
The Canowindra mains street study has not gained traction
4. What will you do next year?
Continue to make a case for main street improvements based on good design, adaptive re-use, interpretation and verandah reinstatements

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Heritage

Cabonne Shire Council
Via email
Attn: Ms. Heather Nicholls &
Amanda Rasmussen

REPORT: May 2014

Visit: 06/05/2014

1.0 Information provided to the Heritage Advisor

- 1.1 Heritage Committee Meeting:
 - 1.1.1 Current issues: Items addressed below
- 1.2 Heritage Advisor appointments –
 - Each of the Tuesday visits is listed below
 - June 3rd
 - July 8th
 - August 5th
 - September 2nd
 - October 14th
 - November 4th
 - December 2nd

2.0 Follow Up required

- ❖ Eugowra Hotel - reconstruction
- ❖ Canowindra – Plaques
- ❖ Canowindra Main Street Study
- ❖ Ophir Trust
- ❖ East Guyong Cemetery
- ❖ Fairbridge Farm
- ❖ Cabonne Museums Programme

The following notes apply to site visits and requests for advice

The intention is that the notes are passed to the Property Owner/Enquirer/DA Applicant:

3.0 The Roman Catholic Church – Bell and belltower, 44 Riddell Street, Molong Pre-DA consultation Contact: Di Brennan Significance

The heritage listing indicates the following:

- Two culturally significant churches on the site from different period - an older stone church dating from 1880s behind and close by the full brick Flemish bond Gothic church. The highly decorated Gothic style church dominates the

town from its hilltop position. The stone church dating from the 1880s adds interest to the site and shows a long local history. The newer church was built at right angles to the old church, and was dedicated to St Laurence O'Toole.



View of the tower. Notes the six frames and the tapering profile, the timber support frame, and the tin roof



View of concrete base surrounding the steel frame and the temporary protective fencing.



Contextual view of the two church buildings and the belltower



The general view of the tower

Issues

- A risk management report from January 2012 has advised that the tower presents an unacceptable hazard for the Church and the community. There are appear to be two issues noted which are responsible for the high risk rating:
 - The poor level of maintenance, and
 - The height of the tower and ability for it to be climbed
- There is an association with the McNamara family and a marble plaque is located at the base of the tower.
- There are local power lines from poles to the Church buildings in the vicinity of the tower and general service power lines along the street alignment which will need to be considered

Options

- Two quotes for painting of the tower have been obtained in the range \$10,000- \$26,000
- No quote for anti-climb measures have been obtained but standard approaches for such structures are known as steel framed skirts some 3m from the ground level
- Two quotes have been obtained for removal of the tower. The quotes are not like for like and there are exclusions but they are indicative and range from \$11,000 - \$15,000 and these costs generally cover crane use and structural steel dis-assembly.

Proposals

- The Church community is seeking to retain the bell in an appropriate location without the risks, maintenance costs and hazards associated with the existing structure
- In relation to the heritage significance of the site and structures:
 - The bell has great significance for the Church and community despite the origins of the elements not being clear
 - Change to the belltower appears reasonable in the circumstances as the alternatives have been well considered
 - Retention of the bell and its continued use is recommended

Recommendations

- Consult a structural engineer to review proposals for the de-construction, adequacy of the footings and re-use of the bell & tower. Lynar consulting and Cook & Roe, are both based in Orange and would be capable of the tasks and providing the relevant information for a DA as required by Council.
- Resolve the scope of the proposed new belltower. The following is offered as one option;
 - Remove the lower 4 braced panels of the tower and maintain the upper two braced panels and the bell support and roof
 - Review the scope for four replacement steel 'feet' to support the reduced diameter steel tower on the existing four concrete footings
 - Consider options for landscaping and maintaining the tower
 - Consult Council and the Heritage advisor
 - Prepare and submit the agreed DA to council for approval
 - Raise the funds and support in kind for the works
 - Complete the operation and the works

4.0 Mullion Creek Hall

A report prepared by Cook & Roe Engineers makes a series of recommendations for extending the lifespan of the building and reducing the risk and extent of maintenance.

The Hall is listed on the Cabonne shire heritage Inventory as a structure providing historic, social and aesthetic significance.

The Report highlights two primary issues:

- Subsidence over many years has seen the brick walls continue to move
- The roof structure requires inspection due to the ridge profile and exposed top plate

The hall appears generally to be well used and has the general capacity to continue to serve the local community provided sound long term strategies are established for the building and site.



The rear drain fails to effectively relocate the surface water off the site – further excavation is required



Note the damp ground due to poor water distribution along the rear of the hall



General North elevation: Brick piers and the steel section connecting the rods. The roof is in poor condition and replacement to be budgeted after inspection. Note surface erosion in the vicinity of the wall.



Typical crack caused by the ground shrinking at the south west corner



Note the erosion in the vicinity of the building



Garden plants and damp soil in the vicinity of the building



Movement causes cracking at the weak point in the west elevation



Erosion along the north elevation



Similar situation along the north elevation. Note ground erosion and roof condition.



Note close proximity of gutter and exposure of top plate.



Note overflow and resulting erosion from tank. The overflow needs to be directed into a gravel drain some 3m clear of the building.



Interior view, noting poor ceiling condition and condensation. Tie rods are relatively loose indicating minimal stress on existing rods.

In addition to the two strategies recommended in the Cook & Roe report, and upon completion of the Uretek stabilisation the following details are provided:

- Remove all planting from a perimeter area 3m from the building
- Remove a nominal 150mm of topsoil from the perimeter consistent with the detailed advice and install compacted roadbase topped with cement stabilised decomposed granite chippings laid to fall away from the walls
- After a review of the movement 12 months or similar from completion of the above, re-point the cracks in the brickwork using a lime based mortar
- The roof issues
 - Depending upon other solutions which may arise after inspection, remove the roof sheets and install new appropriate foil backed roof insulation and roof battens plus plain galvanised iron sheeting and a similar quad gutter. Provide an additional 200mm projection of the sheeting and fascia to give extra protection and an eave. Use traditional rolled flashings to the ridge and gable ends.

5.0 Retail Premises, 79 Gaskill Street, Canowindra

David Cullane and Debbie Guihot (debbie_guihot@hotmail.com)
Debbie owns and tenants 86 gaskill Street

Proposed colour schemes – Federation Fotos



Street elevation

The colour scheme discussed with David for the main rendered facade above the verandah roof is acceptable.

If the patchwork graphic is retained then the font should be elaborated to give it greater character. It is understood however that the business name has changed and therefore it is probable that it can be painted out or replaced. The facade would be improved with an appropriate business name in that space using a traditional bold graphic.

The federation fotos font could be improved by traditional shadow colour to 'lift' the letters from the wall. Review Irvine Signs graphic painted signs.

Although the Heritage Advisor recommends traditional galvanised iron from Fielders Roofing, the parties prefer colorbond. From the standard range Windspray and Woodland Grey would be acceptable.

Verandah Posts

- The verandah posts and brackets and verandah beams should be the same colour across the whole facade as the original building facade and verandah was a single construction while the individual three shopfronts should vary using dark traditional colours with appropriate features on highlight elements
- Early photos generally show posts being a dark Red or dark Green



An example illustrating lighter posts with dark bases and pale cream brackets



An example with Dark red posts and pale Cream brackets and banding on posts



A Blue colour scheme is preferred.

For a General blue consider Dulux Boatshed or Reef resort

Use the dark Blue for the framing above the main shopfronts but for the curved cornice element and the curved feature at the base use a Pale Cream or Summer Loft

The Blue on the walls needs to be a matt or similar while the inclined panels below the glazing should be a high quality deep gloss enamel.

Premises One



As red is currently the graphic colour on the signs and lettering a similar deep red from the Dulux Traditional range would suit and complement the Deep Blue next door:

Ox Blood or Indian Red

Option One

- Use the same Pale stone on the rendered surrounds to the two side wall piers and the very top panel
- Use High Gloss enamel Red Oxide or Ox blood on the doors and solid shopfront base panels

Option Two

- Use the selected red generally but in Matt on the rendered elements.

Premises two



Premises Three



Shopfronts and timber rafters and purlins

Timber purlins and rafters beneath the verandah roof would traditionally be one of the light greens: Dulux Summershade, Sage Green or Evening haze



The three shop entrances

6.0 Canowindra Anglican Church

A toilet block is proposed to the rear of the earlier church.

The proposal is to provide a male accessible toilet, a female accessible toilet and a store.

Dylan Gower will complete the design, documentation and make the DA submission to council on behalf of the church.

Guide in view of the heritage significance of the Church and adjoining school.

- Locate the new building so that it has a designed relationship with the two adjoining buildings
- Allow for a path linking the new access ramp from the Church and the earlier Church – supper room
- Allow for the new building to have a verandah or porch to allow for weather protection and a generous frontage
- If a pitched roof is selected, the pitch should match the adjoining Church and the material to be plain galvanised iron
- If the external walls are to be brick they should be darker than the existing so as to allow the existing buildings to visually dominate.

Bird Measures

Pigeons are roosting on the three elevations to the tower.

The experts are Corryville

They produce special netting for such locations.

7.0 *The three year Heritage Strategy – refer separate document*

8.0 *The 2013-2014 Annual Report – refer separate document*

9.0 Annual Heritage Strategy checklist

1	Heritage Committee	Advice to Council	1	9
		Consultant Directory		
		Services & trades Directory		
2	Heritage Study	Aboriginal Study		
		Statements of significance		
3	Heritage Advice	Site visits	3	22
		Heritage advice	3	30
		Urban design advice		3
		Pre-DA advice	2	4
		Advice on DA's		2
4	Pro-active Management	Heritage DCP		
		Urban design DCP		
		DA fee relief		
		Flexible Planning & building		
5	Local Heritage Fund	Funded projects		7
		Project value		1
		Heritage fund value		2
		Owner contribution		4
		Tourism projects		3
6	Main Street	Committee		
		Study		1
		Implementation		1
		Expanded main street		
7	Education & promotion	Brochures, web, plaques, panels		3
		Events		
		Tourism strategy		
		Trails		
		Training		1
8	Council assets	Asset management plans		
		CMP and CMS		
		Works budgets		3
9	Sustainability	Adaptive re-use		
		Restoration	1	2
		Reinstatement		
		Landscape	1	4
		Water		

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TAX INVOICE NO.

CABMAY14

Creditor No. 160182 Order No. 91259

Cabonne Shire Council
Via email

Friday, 9 May 2014

Attn: Ms. Amanda Rasmussen and cc. Accounts.payable@cabonne.nsw.gov.au

RE: Cabonne Shire Council – Heritage Advisor Visit – April 2014

Invoice for provision of Services as per Terms & Conditions

Heritage Advisory Service

Creditor No. 160182 Order No. 91259

Item		
Heritage Advisor visit	\$	960.00
Annual report and 3 year strategy	\$	220.00
GST	10% \$	118.00
Total	\$	1,298.00

This Invoice	\$	1,298.00
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