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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 - 555634

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 - 555635

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 - 555636

RECOMMENDATION

THAT any Political Donations be noted.

GENERAL MANAGER'S REPORT

A call for Declarations of any Political Donations.

ITEM 4 - 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 - 555637

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.

ITEM 5 - DA 2014/0163 PICKET FENCE ON LOT 1 DP 1120962, HILL STREET, MOLONG (MOLONG RECREATION GROUND)

REPORT IN BRIEF

Reason For Report	The application is referred to the Committee for determination as the land is owned by the Crown and whilst the development is minor in nature, the project has considerable local community interest.
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\\03-2014-0163 - 557825

RECOMMENDATION

THAT Development Application 2014/0163 for Picket Fence on Lot 1 DP 1120962, Hill Street, Molong, be granted consent subject to the conditions attached.

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 the erection of a picket style fence surrounding the oval on the Molong Recreation Ground on land described as Lot 1 DP 1120962, Hill Street, Molong. The new polymer fence will replace the existing steel post fence. The site is identified as being located partially in the floodway and compliance with DCP 10 is required. No additional impact to the known existing flood water is required.

Crown consent and approval by the Wellington Valley Wiradjuri Aboriginal Corporation have both been granted for the project.

The Molong Recreation Ground is the subject of a Draft Plan of Management. This plan identifies current and future approved activities for the site as well as the use of land and levels of intensity. The Draft Plan of Management identifies that the proposed development for maintenance of infrastructure and community involvement is consistent with the identified priorities of the site.

The application has been referred to the Environmental Services and Sustainability Committee for determination as the land is owned by the Crown; managed by Council with the project having local public interest.

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

Applicant: Molong Advancement Group

Owner: Crown

Proposal: Picket Fence

Location: Lot 1 DP 1120962, Hill Street, Molong (Molong Recreation Ground)

Zone: RE1 Public Recreation

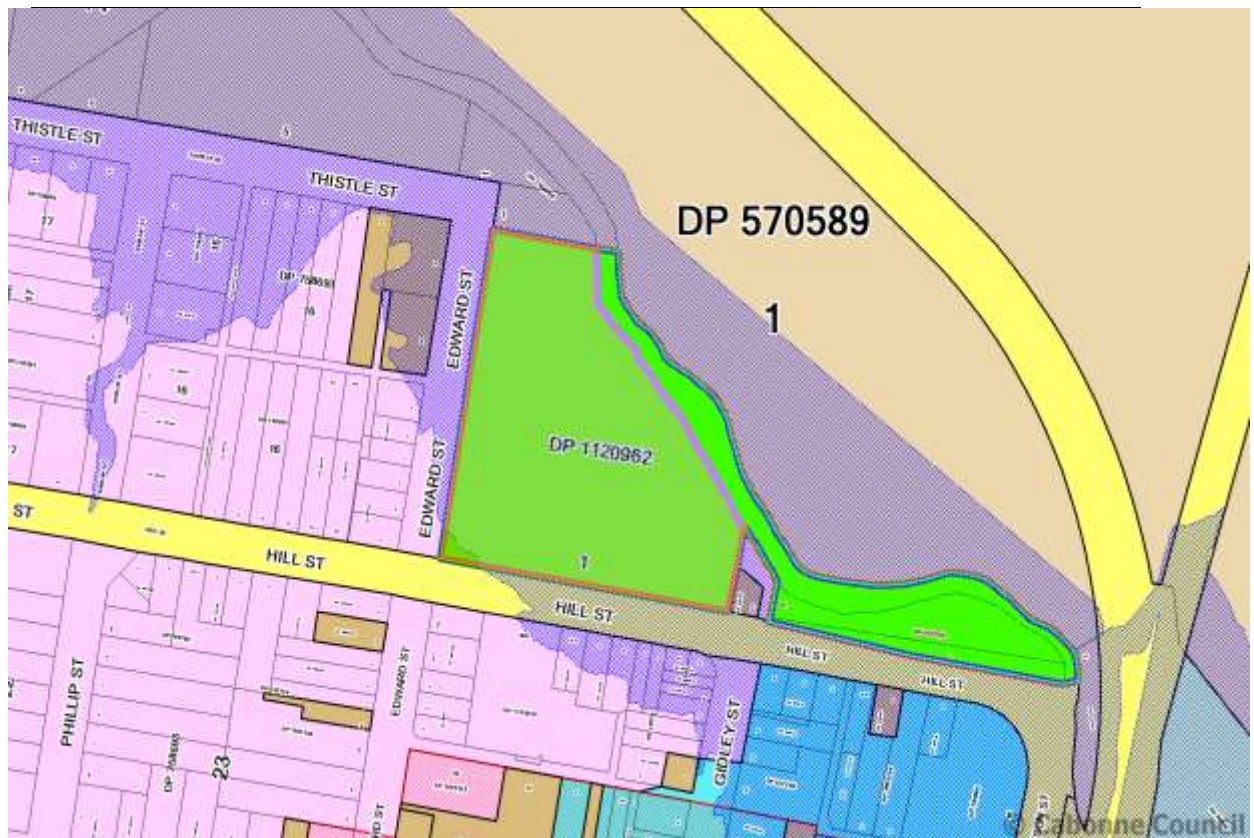
THE PROPOSAL

It is proposed to construct a picket fence to replace the existing fence located around the sports oval. The proposed picket fence will be constructed of polymer/plastic, be approx. 900mm high, 50mm x 10mm uprights with 40mm x 40mm rails and dulux powdercoat (white/cream).

Site

The proposed development site is known as the Dr Ross Memorial Recreation Ground and is located at Lot 1 DP 1120962, Hill Street, Molong. The recreation ground serves as the sports and recreational precinct for the township of Molong. It is located north of the town centre and is bounded by Edward Street to the west, Hill Street (Mitchell Highway) to the south and Molong Creek to the north and east. The Dr Ross Memorial Recreation Ground has been developed to accommodate a range of passive and active sports and recreational activities and serves as a central meeting place and venue for organized town events and celebrations. The site is zoned RE1 Public Recreation under the provisions of the Cabonne Local Environmental Plan 2012.

Site Map



Aerial



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

This clause provided that covenants, agreements or other similar instruments that restrict the carrying out of development upon the subject land do not apply unless such are:

1. Covenants imposed or required by council
2. Prescribed instruments under s183A of Crown Lands Act 1989

3. Any conservation agreement under National Parks and Wildlife Act 1974
4. Any trust agreement under the Nature Conservation Trust Act 2003
5. Any property vegetation plan under the Native Vegetation Act 2003
6. Any biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995
7. Any planning agreement made under Division 6 of Part 4 of the Environmental Planning & Assessment Act 1979

Mapping

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

Land zoning map	Land zoned RE1 Public Recreation
Lot size map	Minimum lot size NA
Heritage map	Not a heritage item or conservation area
Terrestrial Biodiversity Map	Has biodiversity sensitivity on the subject land
Flood planning map	Is within a flood zone
Natural resource – karst map	Is within a karst area
Drinking water catchment map	Not within a drinking water catchment area
Riparian land and watercourse map, groundwater vulnerability map	Groundwater vulnerable
Land reservation acquisition map	

These matters are addressed in the report following.

Cabonne Local Environmental Plan 2012

The subject land is zoned RE1 Public Recreation by the Cabonne Local Environmental Plan 2012. Ancillary Development (Picket Fence) is permissible within this zone, subject to Council's development consent.

Objectives of the RE1 Public Recreation zone

The proposal is not contrary to the aims of the LEP or the objectives of the RE1 zone. The development relates to and is consistent with the zone objectives which seek to:-

1. Enable land to be used for public open space or recreational purposes.
2. Provide a range of recreational settings and activities and compatible land uses.
3. Protect and enhance the natural environment for recreational purposes.

Part 2 – Permitted or prohibited development

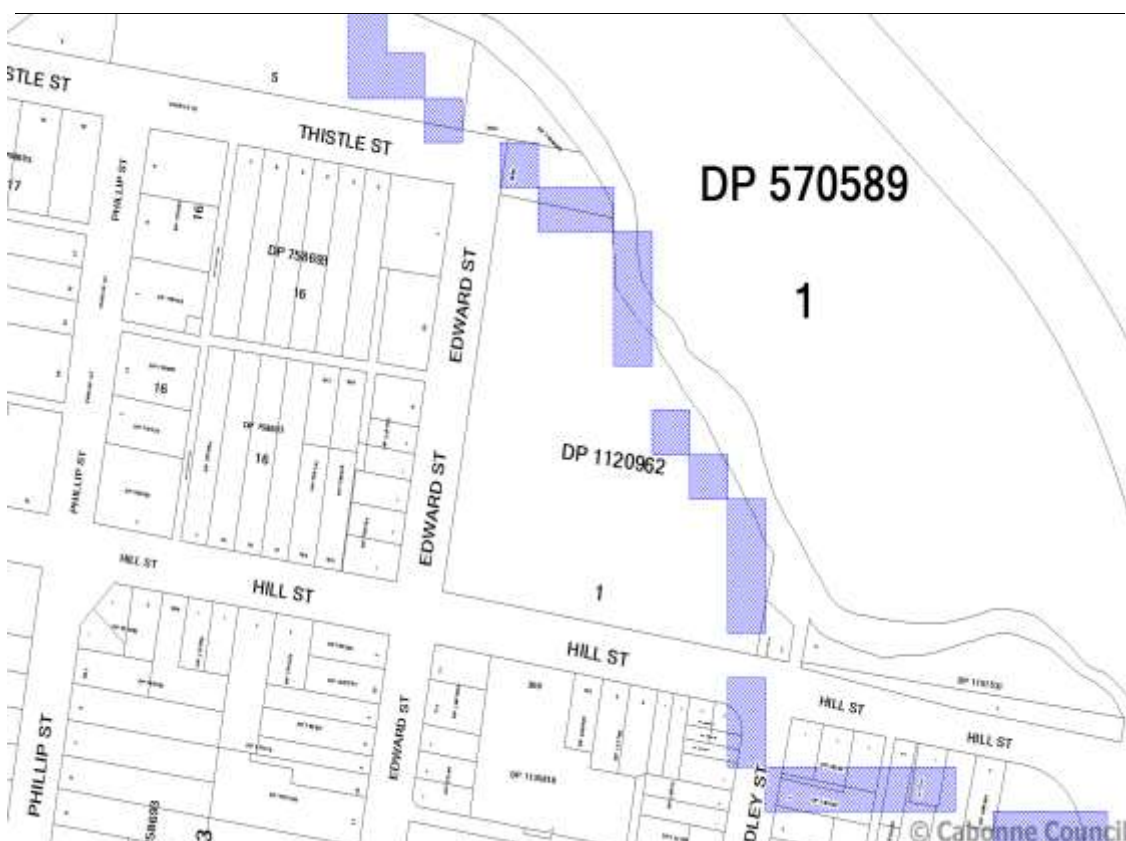
The proposed development (picket fence) is permitted development with the consent of Council.

Part 6 – Additional local provisions

Clause 6.1 Flood planning

The subject site is identified as being flood prone land. The proposed development is not contrary to the objectives of the clause. The development will be required to comply with the fencing requirements of DCP 10 which allows for hingeable or removable panels to allow floodwater to pass. These details will be further assessed by technical officers prior to the release of any construction certificate for the works.

Clause 6.3 Terrestrial biodiversity

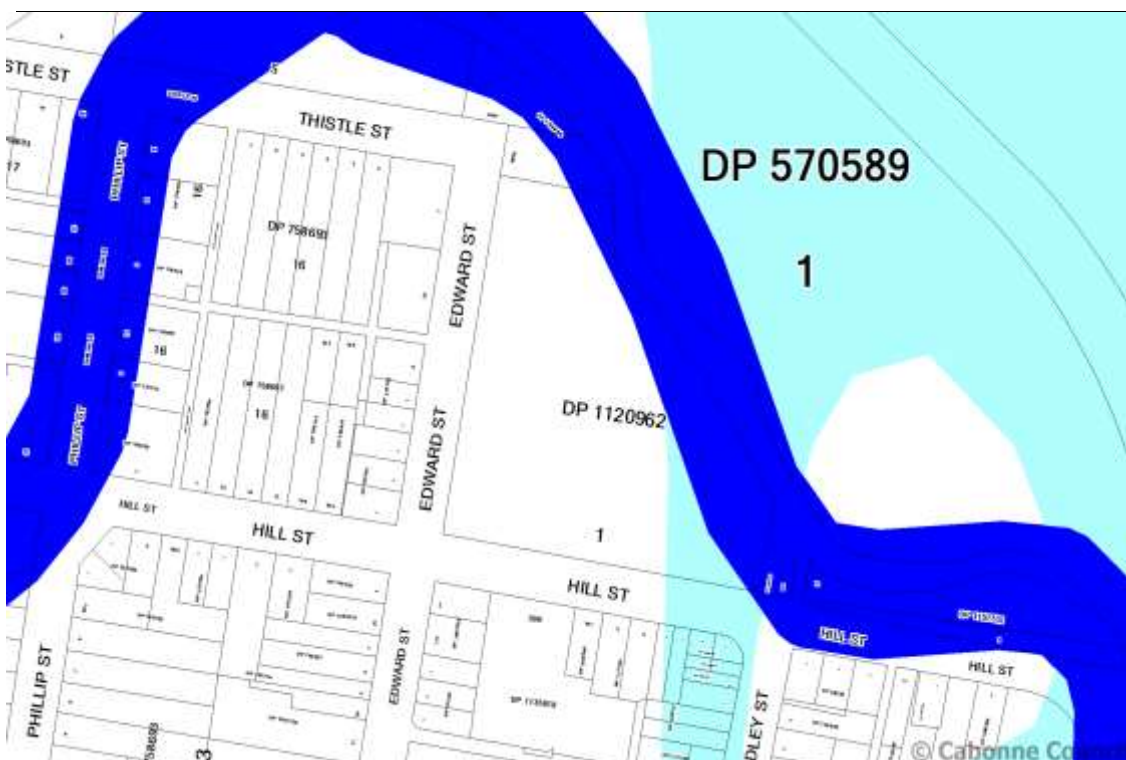


Whilst the subject land is identified as “Biodiversity” on the Terrestrial Biodiversity Map, the proposed development is not likely to have any adverse impact on the flora or fauna of the land. No additional measures are required to minimize or mitigate the impacts of the proposed development.

Clause 6.4 Groundwater vulnerability

The subject land has been identified as “Groundwater Vulnerable” on the Groundwater Vulnerability Map. The proposed development for a picket fence will not have any adverse impacts on groundwater dependent ecosystems nor any cumulative effect on the groundwater system itself. The development will not result in groundwater contamination. No additional measures are required to avoid, minimize or mitigate impacts of the proposed fence.

Clause 6.6 Riparian land and watercourses

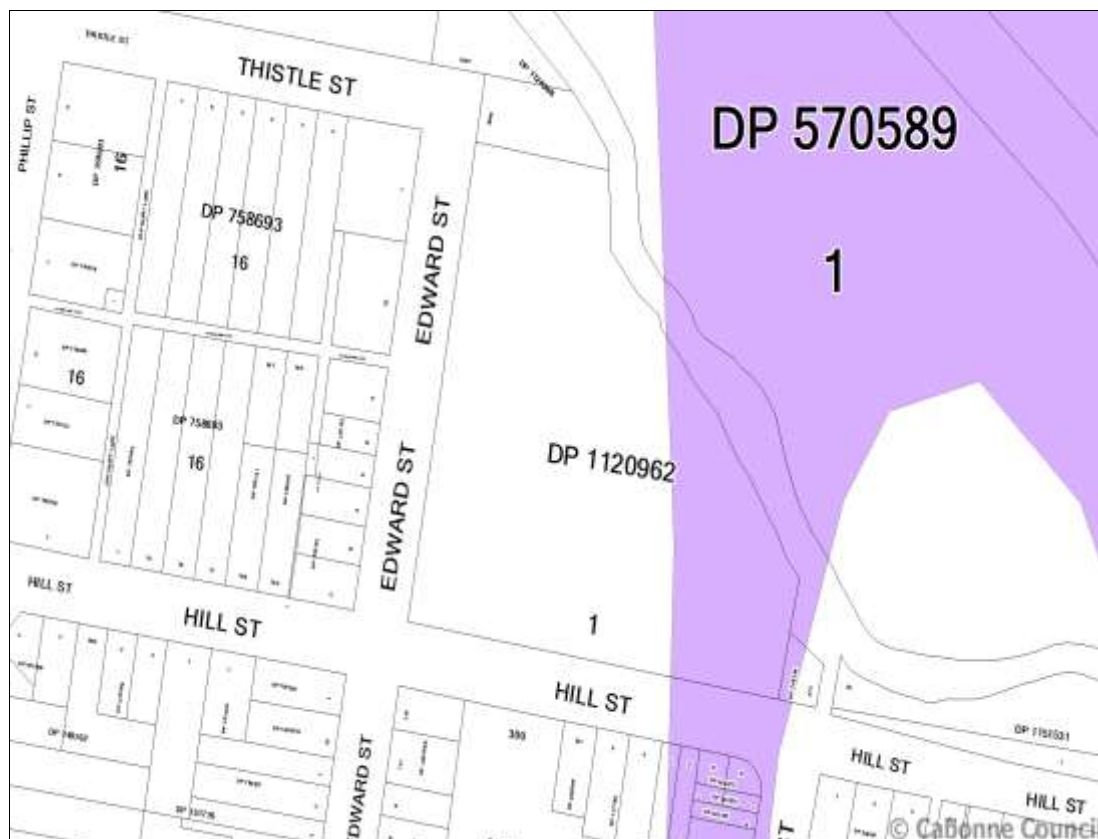


The site is identified as “Watercourse” on the Riparian Lands and Watercourses Map. The proposed development is not contrary to the objectives of the clause. The development is unlikely to have an adverse impact upon water quality and flows within the watercourse; any aquatic or riparian species, habitats or ecosystems; stability of the bed or banks of the watercourse; or impact upon any future rehabilitation of the watercourse or riparian area.

Clause 6.7 Land affected by karst

The site is identified as being partially affected by karst as seen by the below mapping. The objective of the clause is to ensure that development, in areas of subsidence risk from karst, matches the underlying geotechnical conditions

of the land, is restricted on unsuitable land and does not endanger life or property. The proposal for a picket fence is consistent with the objectives of the clause. No additional construction requirements are needed to address any potential issue pertaining to karst.



REGIONAL ENVIRONMENTAL PLANS

There are no Regional Environmental Plans that apply to the subject land.

STATE ENVIRONMENTAL PLANNING POLICIES

No state environmental planning policies apply to the site.

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 10 Flood Prone Land in Molong applies to this land.

The subject site is identified as being located in the floodway. Floodway means an area of land as defined in a floodplain management study which constitutes the main floor path of floodwaters and in which flood hazard conditions occur.

The DCP requires that all fencing panels to be situated in a flood area be either:-

- (a) Removable so that panels can be laid flat; or
- (b) Horizontally hinged where a portion of at least 1.2m high is capable of swinging open to allow floodwater to pass.

No detailed specifications have been given for the proposed fencing and a condition will be placed on the consent requiring compliance with fencing requirements of the DCP prior to the release of the construction certificate for the development.

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)

Siting /location

The proposed fence will be located around the existing sports oval and will replace the existing structure.

Visual amenity

The proposed development is for a distinctive picket fence that will have a significant visual impact on the site. Whilst the proposed fence will not have an adverse impact it should be recognized that the proposed picket fence may require significant adaptation in order to comply with requirements for flooding compliance.

Access and traffic

Access to the site meets Councils current specifications.

Plans of Management

The Molong Recreation Ground is a crown reserve and has been used as a sports ground for many years. The Molong Recreation Ground is the subject of a Draft Plan of Management. The Plan of Management fulfils the requirements of the Crown Lands Act 1989 and the Local Government Act 1993 in relation to the management of community and crown land. The purpose of the Plan of Management is to provide long term planning/management and identifies current and future approved uses and activities for the site. The Molong Recreation Ground Draft Plan of Management clearly identifies community involvement in the management, upgrading and maintenance of the park as a priority in using the Plan of Management. Maintenance is also identified in the Plan of Management whereby a high standard of all facilities and play areas is attained. The

proposed development is in accordance with the Plan of Management for the site.

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

Physical Attributes and Hazards

The subject land is affected by flooding as mapped by the Molong Floodplain Management Study and is located within the Molong Floodway. An assessment of the impact of the development has been undertaken by the Development Engineer. Prior to the issue of the construction certificate the applicant will be required to supply Council with plans showing detailed design of the proposed picket fence to be in accordance with DCP 10 – Flood Prone Land in Molong.

DEVELOPMENT CONTRIBUTIONS

No contributions apply to the development.

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

The proposed development is not advertised development and was not required to be neighbor notified.

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.

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.

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 DA 2014/0088 site plan un numbered and not dated) 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. 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
COMPLIANCE CERTIFICATE

3. CONSTRUCTION DESIGN DETAILS

Objective

To ensure that the development is constructed in a manner that is structurally sufficient and sound.

Performance

A full set of detailed drawings, including engineering details that are in accordance with DCP 10 (Flood Prone Land in Molong) and specifications must be submitted to Council for approval **PRIOR** to issue of a construction certificate.

4. SITE SECURITY

Objective

To ensure public safety.

Performance

The applicant shall erect hoarding around any open pier holes during the construction period or otherwise instructed by Council.

5. LOADING / UNLOADING

Objective

To ensure loading / unloading does not interfere with the amenity of the street.

Performance

All loading and unloading operations are to take place at all times wholly within the confines of the site.

6. 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.

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ITEM 1 - HERITAGE ADVISOR'S REPORT - JUNE 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 - June 2014
File Number	\\OFFICIAL RECORDS LIBRARY\\DEVELOPMENT AND BUILDING CONTROLS\\REPORTS\\HERITAGE - 562442

DIRECTOR OF ENVIRONMENTAL SERVICES' REPORT

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

David Scobie Architects

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NSW 2063
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Mobile: 0412 415010
Email scobiearchitect@optusnet.com.au
www.davidscobiearchitects.com.au

Heritage

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

REPORT: June 2014

Visit: 03/06/2014

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
 - July 8th
 - August 5th
 - September 2nd
 - October 14th
 - November 4th
 - December 2nd

2.0 Follow Up required

- ❖ Eugowra Hotel - reconstruction
- ❖ Canowindra Main Street Study
- ❖ Ophir Trust
- ❖ 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 Molong Railway Station

Significance

**The site is listed on the State Heritage Register in addition to the Country
Regional Network (Transport for NSW) s.170 Register and Cabonne Shire LEP.
The NSW Heritage Council is therefore the Consent Authority.**

- There is a wide range of works which are exempt from the consent process as the level of impact on the heritage significance is regarded as being minor. There remains a process although it requires only a statement of heritage impact and a letter of request to the NSW Heritage Council. A copy of the standard exemptions is included under separate cover.

- However, in the event that a sound medium term proposal can be determined as being viable for the site, the process of gaining consent is a short term issue which can be dealt with efficiently if managed well.

Listing NO. 01196

The heritage listing indicates the following:

- The railway station is an excellent example of a standard timber wayside station with distinctive detailing, including a prominent platform awning. The Station and Yard are also significant as a prominent feature within the main street of Molong. The place also retains several elements of a typical late 19th century or early 20th century yard, including two water columns which are good examples of their type.

Issues

- The building is well located in relation to the business area with parking for a nominal 20 car spaces and 4 accessible spaces. The space has the capacity for large vehicles such as coaches with the access separating inwards and outwards movements.
- The vehicle surface is not in good condition with the seal coat and gravel providing a range of surfaces and some root damage caused by excessive sealing of bitumen around the root zones.
- There is a range of maintenance matters which should be reviewed. It is recommended that local trades complete a comprehensive inspection including plumbing and drainage, electrical, pest, hazardous materials - fibro and general building. This list can then be used in negotiations with JHG
- Access: The platform can be part enclosed using a picket style fence to produce safe access and for functions on the Platform – Millthorpe is a good local example
- The toilets will require an upgrade to provide at least a unisex accessible toilet – the existing female toilet is possibly the simplest option in this regard. The number of accessible doors required will depend on the pattern of use through the building however it is noted that many of the doors meet the accessible width requirements
- In terms of change to the building to accommodate new uses, the preferred strategy is concentrate change in areas where change has previously occurred. The principle of change is to ensure that the works are 'reversible' and that the least amount of work carried out as possible to achieve the result is the preferred route.
- Comments on minor works
 - Air-conditioning can be installed on the basis that the compressors are accommodated out of site and screened where necessary and any holes or openings for conduit can be repaired/restored
 - All contemporary BCA regulations need to be consistently applied – access, emergency lighting, exit signs and electricity. All these can usually be accomplished in a generally unobtrusive manner
 - Additional kitchenette facilities could be installed subject to similar comments on location for minimal and reversible impacts
 - The building is oriented generally north south and thus solar panels are not likely to be viable. The exception could be the use of a canopy over the grassed area adjoining the siding to provide a shade structure supporting a solar array.
 - Changes should usually be accompanied by reinstatement and restoration where feasible and appropriate for the uses. Typical examples include restoration of fireplaces, traditional colour schemes, traditional pendant lighting

Proposals

- There is a very wide range of uses which could be accommodated in the building and on the site. Those uses which suit the historic character would benefit the most from being on the site.
- The extended area of grassland to the south of the building could be used for functions and large groups including markets
- The siding could be used for trains running between Orange and Molong using the Lachlan Valley Railway as the operator
- In negotiating with JHG, the recommended strategy is as follows:
 - Prepare a concept for the adaptive re-use of the station site.
 - Partial uses of the site are likely to be received less enthusiastically than whole use and medium term lease periods
 - Concepts which are community related are likely to be viewed more favourably than quasi commercial uses
 - Concepts and projects where JHG and TfNSW can be presented as partner/stakeholder in the project are likely to be viewed more favourably
 - All concepts and projects should be presented as genuinely based on the heritage significance of the site.
 - Concepts which are designed to generate income should not be 'over emphasized' other than presented as part of a cost recovery strategy. If the functions are perceived as being commercial they will be viewed in that light and treated accordingly as opposed to being community based projects.
 - Ensure that the 'dilapidation' schedule is part of the negotiation in order that the works are completed by JHG prior to taking over the lease and the property

4.0 Connelly's Store – Colour scheme



General view of the front elevation

Proposed colour scheme

Upper façade

Parapet decorative brickwork

- The top parapet course
- The stepped dentil course

Red Oxide
Regency White

Rendered façade panel

- Painted brick area above verandah and side piers

Portland stone

Roof to verandah

- Repair and paint

Penetrol

Roof sheeting: replace with Fielders plain standard galvanised iron if required

Rolled side flashings

Red Oxide

Gutter: Replace with standard ogee gutter and circular downpipes (Fielders Roofing)

Gutter

Red Oxide

Downpipe

Rafters and purlins

Sage Green

Verandah posts and beam

Sandslip

Verandah bases to enclose posts

Sandslip

Gable end weatherboards

Cream

The side extension

Extension weatherboards

Portland Stone

Pair of doors

Portland Stone

Concrete step

Red Oxide



The extended portion of weatherboard cladding on the eastern side



The central entrance		
Hamper panel above shopfronts		
Soffit		Cream
Top level window framing		Sage Green
Top level panes		Red Oxide
		Dune
		Doors
	Deep Bronze Green	
Shopfront framing		Red Oxide
Doors		
Bull nose moulding at low level & top level		Sandslip
Low level framing		
Low level panels		Dune
Floorboards		Decking oil clear
Step		Red Oxide



The base of the shopfront and rendered side pier



The side – West Elevation

Note the two former historic signs: Robur Tea with arrow and Mother's Choice Flour.
After an archival photo record is made these signs could be replicated by a skilled signwriter.



The side wall – West Elevation, where rising salt damp is evident in the brickwork. Previous remedial action has been recommended - improving the local drainage and replacing the earth and grass with roadbase.

5.0 206 Lookout Road, Ophir – Peter Pattinson

Peter purchased “The Lookout” property from the Dalton family in 1956 at the sale of 8 rural lots and 4 soldier settlement blocks.

An original wattle and daub house was demolished and a new brick residence erected. This is Peter’s residence today. The house has substantial views from the high ground to the north.

The area in question is a rectangle enclosed with a dry stone wall. The area is located immediately behind the house some 15m south of the rear wall.

The rectangle is nominally 30m north south and 70m east west. The enclosure is three sided with no wall to the west. The area is most likely to have been erected to contain stock, given the design, location near the residence, the height and general dry stone wall construction. The ground within the enclosure is generally even and sloping marginally to the south and the east. There is evidence that the enclosure was an orchard with several remaining trees in the centre of the space. There is a row of elms planted close to the northern wall possibly planted for shelter. There is evidence of plantings to the western end – the un-enclosed end of the enclosure – possibly enclosed with more flexible wire fencing. The enclosure is entered from a gateway of some 900mm width near the residence. The sides of the entry are formally laid with shaped stones and amore conventional laying pattern or coursing.

The wall is nominally 1200mm high and 600-800mm wide at the base and 500-700mm at the top. The condition varies from what may be described as poor, medium and good. The good elements generally show signs of reconstruction for example at the south east corner. The reconstructed elements are obvious as they have been layered more in keeping with traditional stonemasonry as opposed to dry stone walling. The medium condition walls are those for the majority where the wall is generally intact despite subsidence of the upper and or lower stones. The elements in poor condition are those where collapse has occurred such as in the vicinity of the house. The stones remain in place but appear to have been undermined by soil movement allowing the weight of the stones to force the lower stones out on both sides.

Proposal

Peter is proposing some conservation works to the elements of wall which are in poor condition.

Peter has spoken with Elizabeth Griffin and Phil Stevenson at the O&DHS in relation to the origins of the Dalton's rural interests. They have not been able to produce information other than in relation to the Dalton houses.

Peter is aware of their Mullion Creek 32 stand woolshed and the scale of this operation.

Heather has some information from a former planning matter due west of "Lookout" where there are also both stone enclosure walls and stone water races in the vicinity of the water courses around Ophir Road.

Further Research

One possible contact is Peter Schmidt who has an interest in mines of the area. Further contact is recommended with Phil Stevenson but in regard to studies and research the O&DHS Have on mines and water races in the Ophir District.

Conservation

The walls are rare and use the dry stone wall technique which differs from standard stonemasonry – no coursing and no mortar. The Dry Stone Walls Association of Australia has a regional representative at the Mt. Annan Botanic Gardens: Geoff Duggan Tel. 0246347916 and 0409 122 951. Geoff also runs weekend courses of instruction which have been attended by local Orange residents supported by Orange City Heritage Programme.

The next step is for Peter to contact Geoff and enquire about a local dry stone waller closer to Orange who may be available to a) inspect the wall and b) quote on some specific conservation works – the elements in poor condition.

Council have recorded the significance of the site and would regard conservation works as eligible for funding support under the local heritage fund. The amount provided depends upon the funds available at the time of application but is generally in the \$1-3,000 range.

The Heritage Advisor will also discuss the research issues with the O&DHS and the property owners in Orange who have restored similar dry stone walls.

6.0 NSW Heritage Office submission – 150 words URGENT - Attention: Sarah

Cabonne Shire Council includes one of the largest set of separate villages within regional NSW. While Council is based in Molong with a regional office in Cudal, substantial communities include Manildra, Cumnock, Yeoval, Canowindra, Cargo, and Eugowra. Smaller communities reside at Toogong, Garra, Borenore and Mullion Creek and the current LEP 2012 includes 243 listed items with the SHI recording in excess of 350 places.

The Local heritage assistance fund has provided valued financial and advisory aid to local projects across the Shire area during the period 2013-2014. The projects include community and private properties and range for minor building works, through to landscape, interpretation and paint colour schemes. All projects are visible from the public domain and have been completed in accordance with good heritage practice, the advice of Council's Heritage Advisor and the Local fund guide and application procedure.

7.0 Cabonne Shire Villages - Main Street Programmes

Cabonne Shire has seven villages which are individual in their character and the extent of historic buildings within their central business areas. The heritage buildings have been eligible for funding assistance for conservation works for many years under the local heritage assistance fund. These grants are generally made available to applicants for the following:

- Reinstatement of missing historic external elements evident in photos
- Minor works to remove/relocate elements which detract from the significance:
 - Suspended/cantilevered awnings
 - Air-conditioning and other equipment
 - shopfronts
- Restoration of damaged material on the exterior
- Maintenance to damaged historic elements on the exterior
- Conservation of historic and/or sympathetic signs

Council also has the capacity from time to time to carry out Main Street Studies, as defined by Heritage Office guidelines. Such studies were completed in the early 1990's for Gaskill Street, Canowindra and Bank Street, Molong as the basis for simple conservation guidelines for properties in these areas.

The Planning and Heritage staff at Council are well aware of the high value which tourists and visitors place upon the character and integrity of these villages. With Orange there are over-arching programmes such as Villages of the Heart, which seek to support heritage groups and museums in researching, interpreting and promoting local history. Orange also markets for tourism purposes the villages of Blayney and Cabonne, taking in the gems of Millthorpe and Carcoar.

The future

Planning staff at Cabonne under the guidelines for Heritage Conservation established by the NSW Heritage Office, seek to support local communities and property owners in conservation works. The current best practice across regional NSW is as follows:

- Promote Main Street Conservation within the each village community
- Consult and liaise with local business groups and history researchers to evaluate the opportunities
- Select projects with the good support within each village – do not take on projects destined to fail due to recalcitrant owners, difficult tenants or undercapitalised owners
- Develop simple strategies with each property owner where they assist in developing an appropriate colour scheme, sympathetic signs and a schedule of minor works.
- Where available ensure the proposal is consistent with the origins and history of the site – use the local historians/researchers wherever possible.
- Where required, as through obtaining quotations and then presenting them to the owner for review
- During the works – which are the responsibility of the owner, assist through the Heritage Advisor as required
- On completion, launch the project with a handover of the grant cheque/payment and a standard bronze plaque where appropriate and maximum media coverage

Funding

- Council will need to develop a fund to cover each of the villages, in addition to the existing local fund
- The Planning staff would be pleased to assist Council and the Committees in considering options for developing priorities. One means of establishing this would be to invite the villages to express an interest in participating in the Cabonne Main Streets Programme. Millthorpe and Carcoar are excellent

regional examples where community groups are the key to generating local projects.

- While consulting with local communities is essential, villages include a wide and diverse range of interests. These interests need to come together to support the concept.
- The Main Street fund is provided on the basis of a negotiated application for works to conserve the exterior of a main street property on a dollar for dollar basis up to a maximum. The max. will depend on the project scope – painting projects range from \$7-15,000 while works to verandahs range from \$10,000
- The NSW Heritage office from time to time has assisted councils with funds towards Main Street programmes both in terms of consulting advice and in terms of the local heritage assistance fund.

Public works

- In the experience of the Planning staff and Heritage Advisor, local and public enthusiasm often builds after a number of schemes are completed and property owners who may have been reluctant, come on board in order not to be left out and to ensure some level of commercial equity within the streetscape – their tenants complain and the public comment
- A second level of request relates to the public areas where the community request additional investment – pavements, street furniture, lighting, interpretation etc
- While this enthusiasm is welcome, the investment needs to be managed so that the main street retains the historic integrity and does not become over developed with replication and personal concepts of what is appropriate. These main Streets are commercial with traditional retail and business uses at their heart – all the early photos show that the streetscapes are often vibrant and exciting places

Support

- The Museums and historical societies can be encouraged to prepare simple annual exhibitions of main Street photographs and histories of important local businesses
- The Newspaper and media can be supportive through publishing supportive editorial, early photos and requests for the community to come forward with their recollections of main street businesses.
- Support in kind could be provided through local building material suppliers
- Dulux has supported heritage projects recently in Orange where rotary and the community were involved. Generally however, support is made available for community projects but not for private property. It is the experience of the Heritage Advisor that material costs are minor while labour and scaffolding/cherry picker hire costs are major project costs.

8.0 Annual Heritage Strategy checklist

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

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TAX INVOICE NO.

CABJUNE14

Creditor No. 160182 Order No. 91259

Cabonne Shire Council
Via email

Tuesday, 3 June 2014

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

RE: Cabonne Shire Council – Heritage Advisor Visit – June 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
Molong Community Hall - Bank Street design advice	\$	110.00
GST	10% \$	107.00
Total	\$	1,177.00

This Invoice	\$	1,177.00
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