BATHURST TAFE
CONSERVATION MANAGEMENT PLAN

The Former TAFE Buildings

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2015

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ABSTRACT

The Conservation Management Plan was prepared in response to a brief prepared by Bathurst Regional Council in late 2013. The council were considering how the site might best be used, developed, owned and managed into the future in the face of potential future ownership of the land with an offer being made to them by the NSW State Government for TAFE ownership.

In 1998 the NSW Department of Public Works commissioned a Conservation Management Plan (CMP) for the TAFE building at 83-85 William Street. The plan was prepared by Bialowas and Associates.

This document has sought to update the previous plan and provide a sound Conservation Management Plan for the future. At the same time the CMP has been extended to cover the former Public School buildings in Howick Street, which form part of the 'TAFE' parcel of land. The document also takes a wide view and incorporates the whole Bathurst Town Square into the study as this Town Square forms the setting for the former TAFE.

Guidance is given for future and present owners of the TAFE site and its buildings and encouragement for existing buildings around, or on, the Town Square as part of the future development of the site, both at an individual level and as in concert with each other.

The document has been divided up into separate parts so that relevant sections can be distributed to different owners or user groups for comment and guidance.

SECTIONS

PART 1 INTRODUCTION, SUMMARY & RECOMMENDATIONS

'Good cities have genuinely mixed use, high density walkable urban cores that are as lively at night as they are in the day because people live there. The small, the local, the intimate, the old, the mixed and the pedestrian are crucial sustainers to a healthy urban economy ...' Elizabeth Farrelly SMH

CONTENTS

1.01 INTRODUCTION

This CMP takes a broad approach to the former TAFE CMP. It covers the former TAFE and its setting, the adjacent former Public School buildings and their setting, and the broad context of the whole Bathurst Town Square and the streetscapes that surround it. For ease of use the document is divided into 7 Parts. Different interests will be able to be obtain copies, and be guided by, the parts that best relate to them.

- Part 1 Introduction, summary and recommendations
- Part 2 History
- Part 3 TAFE CMP (The former Technical College and associated buildings)
- Part 4 Former Public School (currently the Australian Fossil and Minerals Museum and the former headmasters house)
- Part 5 The Bathurst Town Square, bounded by Russell, George, William and Howick Streets, including developments on the Town Square and facing the Town Square.
- Part 6 Repairs
- Part 7 Future developments
- Part 8 Support documents:
    - Community feedback
    - Site inspection notes and photos
    - List of relevant survey, aerial images and plan drawings
    - The brief

Other document prepared as part of the CMP to be provided to Bathurst Regional Council (BRC) include:

- A video recording of the site prior to any works
- Photographic recording
- Land survey
- Measured drawings of the former TAFE building
- BCA compliance advice

1.02 DATE

The study was carried out between March and December 2014.

A final draft plan was presented to Council's Environmental, Planning & Building Services department on 18 December 2014.

The final plan was presented to Council ***…….date to be decided***

1.03 LOCATION

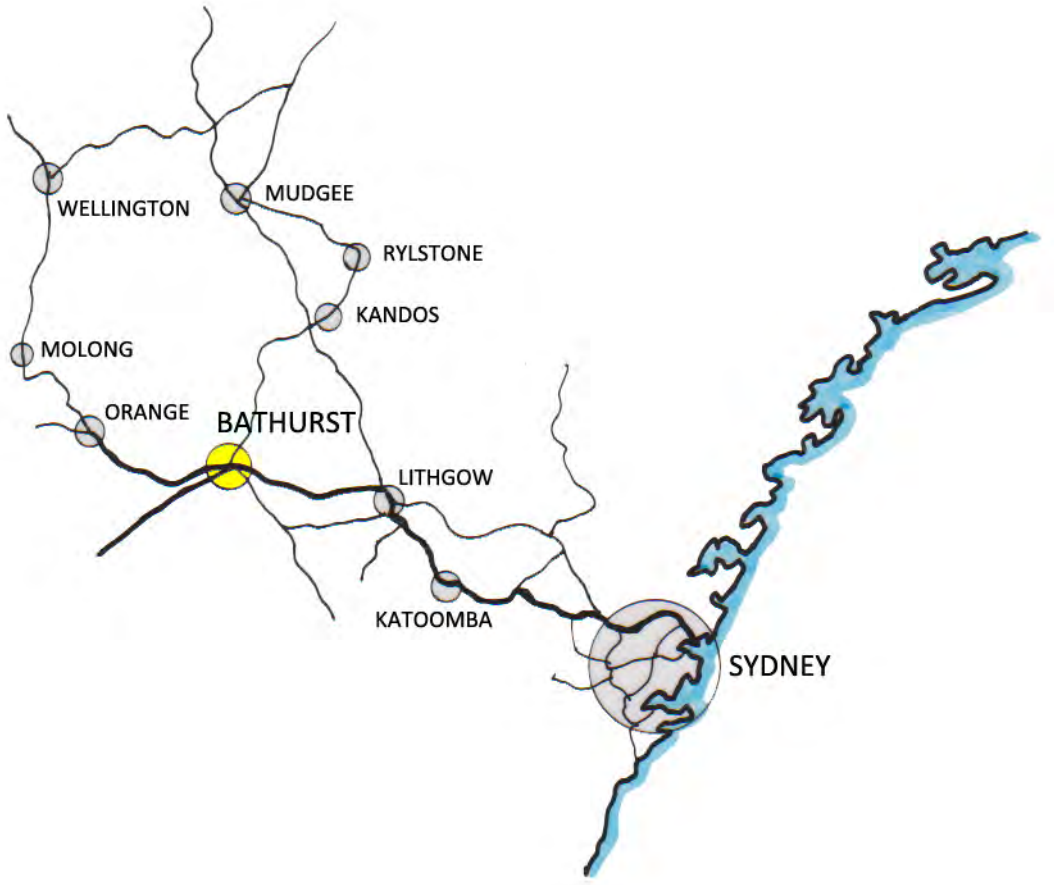

Figure 1 Part 1: Location map of the city of Bathurst, NSW

1.04 AUTHORS AND CONTRIBUTERS

Dr Robin McLachlan	Historian and Heritage Consultant. MA, Ph. D, MPHA
Robin White	Building designer
Barbara Hickson	Architect and Heritage adviser B. Arch (Syd: 1972), Mast. Sci (UWS: 2002)
Trent Hyland	Vision drafting

Historical images are as noted, and have been generally supplied by the Bathurst Regional Council or Bathurst District Historical Society. Modern images are generally supplied by Barbara Hickson unless otherwise noted.

A record of the building in still photographs and video has been made by Robin White. This record is on a separate CD.

1.05 ACKNOWLEDGMENTS

The assistance of the following people is gratefully acknowledged:

- The Bathurst Regional Council's Environmental, Planning & Building Services and Engineering Services Departments and in particular Janet Bingham, Manager Strategic Planning and Jessica Boyle, Senior Heritage Planner.

- Thanks also to the Bathurst Town Square Group and the Bathurst District Historical Society for their generous support with documents and feedback, and those members of the public or owners of properties that also provided valuable feedback.

1.06 THE INVESTIGATION SOURCES INCLUDE

- Site visits
- Previous studies
- Documentary evidence including measured plans, sketch drawings and historic drawings.
- Photographs, recent and historic.

A number of site visits were carried out in order to examine the fabric of the building and ascertain the extent of the original fabric as opposed to later additions and /or intrusive fabric.

1.07 METHOD AND LIMITATIONS

The method used in this CMP is based on the Australian ICOMOS 1988 Charter for the Conservation of Cultural Significance (The Burra Charter); Conservation Management Guidelines and Heritage Assessment by the NSW Heritage Branch of the Department of Planning 1996; NSW Heritage Manual and James Semple Kerr's 'The Conservation Management Plan' printed by the National Trust of Australia (NSW).

This study is the work of three principal consultants only, with limitations on their expertise and abilities.

For all definitions relating to conservation work refer to the attached Burra Charter.

Acronyms relevant to this document include:

- CMP Conservation Management Plan
- BRC Bathurst Regional Council
- AFMM Australian Fossil and Mineral Museum
- BCA Building Code of Australia

1.08 STUDIES AND DOCUMENTS

Relevant documentation started with the 1998 TAFE CMP by Henry Bialowas. There have also been a number of relevant studies and investigations of the site that include:

1. Bathurst CBD and Bulky Goods Business Development Strategy, prepared by Renaissance Planning, 2011

2. Asbestos Management Plan, Lead Paint Audit, prepared by Australian Asbestos Management Pty Ltd, 2013

3. Building Code of Australia Compliance Audit Report, prepared by McKenzie Group Consulting, 2013

4. Disability Access Audit Report, existing Conditions, prepared by Access Design Solutions, 2013

5. Central West Electrical Contractors estimate of electrical works, 2013

6. Engineering Assessment, 83 William Street, Bathurst, prepared by Calare Civil, 2013

Other studies carried out prior to the 1998 CMP which were consulted included:

7. The Bathurst City Centre Study 1975

8. The William and George Streets, Main Street Study by Knox, Tanner and Irving 1994

An important reference recently completed:

9. The Bathurst Town Square – a Thematic Study

Many relevant plans and drawings:

10. Public works drawings, surveys from 1832, 1833, 1844, 1846, 1860, 1862, 1882, 1959 and 1974, documents relating to lane closures and aerial views of 1877, 1891, 1950 and 1997.

1.09 THE SITE

The focus of this study is illustrated in the plan below (Figure 2). This contains the former TAFE land currently owned by the State Government. It comprises the former Western Institute of TAFE buildings, (the Technical College of 1898 with additions and alterations) and the former Public school of 1876 and the Headmaster's residence of 1878. This site (outlined in black) is set within the city block known as the Bathurst Town Square.

The site is listed as a heritage item under the Bathurst Regional LEP 2014 and is located within the Bathurst City Heritage Conservation Area.

The site is zoned B3 Commercial Core under the Bathurst Regional Local Environmental Plan 2014.

The physical description of the TAFE and Public School buildings are based on inspections of the existing physical fabric and its immediate setting initially carried out by Bialowas & Assoc. Pty Ltd. during February/March of 1998 with additional site visits by the current authors including 20 March

2014; 15 & 23 April 2014; 19 May 2014; and 10 & 21 October 2014. These descriptions should be read in conjunction with the survey of existing fabric – refer Site Inspection Notes at the end of this CMP. The site inspections were non-invasive and relied on reports by others with respect to hidden areas of fabric. The space under the floor was only inspected visually from a floor access hatch. The roof was not accessed. However emergency roof plumbing work was carried out during early October 2014 and feedback was sought from the tradesman.

A principal aim of the physical assessment was to describe the building, establish the extent of the original fabric remaining, its condition, and to establish levels of significance based on how the spaces and fabric contributes to the significance of the place. It was then important to place it in its context or setting.

With the possible acquisition of the former TAFE group, the BRC will become the owner of approx. 30% of the Town Square (over 50% if Kings Parade is included).

Figure 2 Part 1: Aerial Plan showing the Bathurst Town Square

1.10 SUMMARY OF FINDINGS AND RECOMMENDATIONS

This CMP includes this written document plus visualizations/artist impressions that demonstrate and illustrate what the future of the former TAFE site in the context of the Bathurst Town Square could be to the community.

The proposed Visualisations are:

- Large scale plan illustrating the CMP recommendations.
- Large scale plan showing site significance.
- A power point presentation.
- An aerial video presentation.

1.11 THE FORMER TAFE

1.11.1 STATEMENT OF SIGNIFICANCE

Built in 1898 the TAFE building is a rare 'Federation Free Style' college building which retains most of its original fabric little altered over 120 years. Designed by architect William Edmund Kemp, and built by W.G. Brewer of Marrickville, the building is associated with a number of prominent individuals, scientists and teachers including WJ Clunies Ross, Arthur Collingridge (1853-1907) an important artist, engraver and art educator, and Henry Garlick (1878-1910).

A landmark building, with a tall two storied asymmetrical façade, it is characteristic of the higher educational institutions of NSW and articulates the Victorian philosophy on education. With its main entrance for gentlemen off William Street it has a secondary side entrance for 'trades' students facing Ribbon Gang Lane.

A combination of high light windows, cross ventilation and Tobin tube ventilators provides the building with an excellent ventilation system.

Courses offered at the college reflected the industry of the day with a prevalence of geology and chemistry in the early college relating to the district's gold and copper mining. In the war years the college offered training for RAAF technicians.

1.11.2 SIGNIFICANT FABRIC AND RETENTION

The most significant fabric of the building, the spaces that relate to its original construction in 1896-98, should be retained into the future. The many additions and alterations that came after that date can be retained, or removed, depending on future development options.

Where changes are required to meet BCA standards and accessibility, they should be changes that represent the least possible change to the original fabric, internally and externally, and changes that can be reversed.

The following plan drawings show in deep blue those parts of the building that should be retained into the future.

Figure 3 Part 1: TAFE Ground Floor

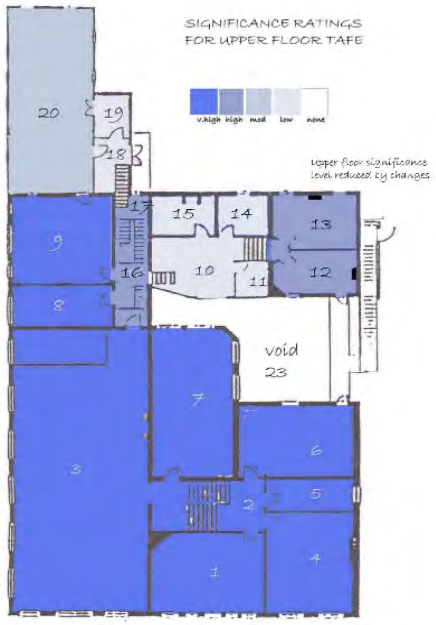

Figure 4 Part 1: TAFE Upper floor

Plans of the former TAFE building showing in royal blue, the most significant building fabric that should be retained.

1.11.3 CONDITION

The general condition of the original spaces of the TAFE building is very good. It is structurally sound and has a large proportion of original building fabric intact. There has been considerable damage caused by water penetration and pigeon guano.

Urgent repairs to the most significant fabric should be undertaken as soon as possible using traditional materials and methods matching the existing. Other less urgent repairs can wait until future developments are known. The original most significant fabric should be restored and conserved in best practice method following the guidelines of the Burra Charter and specific architectural heritage guidelines given in this CMP.

1.11.4 COMPARISONS

The Bathurst TAFE in William Street is the only purpose built Technical College designed by W.E. Kemp outside the Metropolitan areas of Sydney and Newcastle and only one of three remaining such buildings. It is a unique, outstanding and well-preserved example of this type of architecture, both internally and externally.

1.11.5 LISTING

Through comparative examples it can be seen that the Bathurst TAFE building (former) should be raised in its listing from an item of local significance to an item of State Significance.

1.11.6 MANAGEMENT POLICIES

The management policies outlined in this document should be adhered to, and in particular, in order to retain significance, the owners should:

- Encourage suitable adaptive re-use of the building.
- Maintain the original façade as is, without alterations or modernization, in accordance with detailed instructions in this CMP.
- Strictly limit signage on this building.
- Re-establish the original access through the building from Ribbon Gang lane to Howick Street.
- Incorporate site interpretation in any new developments.

Figure 5 Part 1: Diagram showing potential reduction of the TAFE building providing opportunity and access through the site

1.11.7 RECOMMENDATIONS FOR THE TAFE

Recommendations

1. Retain the most significant fabric of the building. Where change is required to these spaces they should be the least possible to achieve the requirements and should be reversible.

2. Undertake urgent repairs of the most significant fabric as soon as possible. Use like materials and methods.

3. List the Bathurst TAFE building (former) as an item of State Significance.

4. Adhere to the management policies outlined in this document.

5. An archaeological assessment be completed and submitted with any future development application that may impact on the potential archaeological sites.

Figure 6 Part 1: TAFE building from William Street.

1.12 THE FORMER PUBLIC SCHOOL BUILDINGS

1.12.1 STATEMENT OF SIGNIFICANCE

The former Public School built in 1876-78 is an example of Victorian Rustic Gothic style buildings and is one of the first large schools built entirely from Government funds. Designed by architect GA Mansfield the buildings served as a school until 1939 and in 1955 became part of the TAFE teaching facilities. The main school building presently houses a significant scientific collection, the Somerville collection in the Australian Fossil and Mineral Museum.

The School buildings form a place of considerable social significance as the first public school of Bathurst town and, in the Second World War years, serving as a canteen and recreation centre.

The buildings contribute strongly to the streetscape as a picturesque pair in formal Gothic design, yet asymmetrical with high pitched slate gable roofs and decorative timber finishes.

1.12.2 SIGNIFICANT FABRIC AND RETENTION

Most of the original fabric is present and intact. Additions and alterations have been relatively minor. The most outstanding alteration that detracts from the building, which could also be the cause of some structural failure, is the complete removal of the upper floor in the Headmasters Residence. This should be replaced in some form, possibly as a modern interpretation of the past. This would yield a recovery of significance.

1.12.3 CONDITION

Generally the class room building that has been re-adapted as a museum (AFMM) is in good to excellent condition with some small areas needing attention. The Headmasters residence is, however, unoccupied and in very poor condition requiring urgent attention.

1.12.4 LISTING

Through comparative examples it can be seen that the former Bathurst Public School buildings should be raised in its listing from an item of local significance to an item of State Significance.

1.12.6 MANAGEMENT POLICIES

The principal management policies recommended by this document are:

<u>Re Former classroom building</u>

- Retain the current use as a museum building.
- Carry out repairs.
- Resolve storage planning.
- Strictly limit fixed signage on this building.

<u>Re The former headmaster's residence</u>

- Encourage suitable adaptive re-use of the building, and a use that allows public access.
- Maintain the original façade as is, without alterations or modernization.
- Reconstruct internal upper floor space.
- Strictly limit fixed signage on this building.
- Incorporate site interpretation in any new developments.

1.12.7 RECOMMENDATIONS

Recommendations

1. Establish pathways through the site into the Town Square. Make better use of the space around the buildings for public access and public use including public art and recreation. Public art of significant size and interest to draw the public through the site should be considered.

2. List the Bathurst Former Public School in its entirety as an item of State Significance.

3. Provide new public toilets to serve these buildings and the public spaces around them.

4. An archaeological assessment be completed and submitted with any future development application that may impact on the potential archaeological sites.

5. Retain the most significant fabric of the buildings. Where change is required to these spaces they should be the least possible to achieve the requirements and should be reversible.

6. Undertake urgent repairs of the most significant fabric as soon as possible. Use like materials and methods.

7. Adhere to the management policies outlined in this document.

8. Replace, reconstruct, the missing upper floor of the Headmasters Residence.

9. Resolve storage problems for the museum. Refer to further detail in this plan.

Figure 7 Part 1: Headmaster's residence viewed from Howick Street

Figure 8 Part 1: Former classrooms of the public school, now the Australian Fossil and Mineral Museum

1.13 THE TOWN SQUARE

1.13.1 STATEMENT OF SIGNIFICANCE

Mitchell's 1833 plan provides for a grand open Town Square suitable for large civic gatherings at the centre of formerly laid out wide streets in keeping with a classical model for a town plan. The location of the Town Square, and subsequent building developments including the Court House, Carillion and cathedral bell tower relate back to the base point of Macquarie's Flagstaff. Although never realised as an open Town Square this square has, from the late colonial period, been a significant location for religion and education, and now a central location for commercial activity, government, communication and law and order.

Within the Bathurst Town Square and its curtilage are many listed and highly significant Victorian era buildings plus significant items of street furniture and public art. It is also the place of public celebration and commemoration, containing fine memorials including the Carillion in King's Parade.

1.13.2 LISTING

Retain the current local level of listing.

1.13.3 POLICIES AND RECOMMENDATIONS

Recommendations

1. Recognise the opportunity that the Town Square offers for valued community space, at the centre of the city, and an opportunity to strengthen the city centre for retail use and encourage accommodation. Council to investigate opportunities for unified parking and service access to benefit the whole Square.

2. Undertake master planning of the whole site to incorporate recommendations of this plan including

   - Design spaces that encourage the use of the Town Square spaces for community leisure, culture and recreation.
   - Organise attractive and unified public space throughout through lighting, landscaping, amenities, signage and services.
   - Re-establish laneways and pathways through the Square.
   - Establish and unify parking on a community shared basis for all users.
   - Recognize and retain the central historic axis through the Town Square
   - Encourage the use of a design and materials palette.
   - Retain and repair original street and park furniture including lamp standards, seating and other structures.

3. Strengthen what is architecturally and historically a strong Victorian-Federation-Art Deco townscape, revise the use of the Main Street Study findings and encourage conservation, repair and, or reconstruction of original building details.

4. When new infill occurs on, or around, the Town Square encourage it to complement the setting, using traditional materials and forms.

5. Minimise signage distraction on new and existing buildings. Restrict signage on original facades to original spaces, sizes and type faces. Use the Main Street Study as a guide.

6. Encourage site interpretation as part of any new development.

1.14 SUMMARY OF MANAGEMENT POLICIES FOR FUTURE DEVELOPMENT

The 1898 TAFE building sections should be retained and conserved, but the remainder of the building can be altered, demolished or removed, or be retained if that is useful to a future purpose. This will enable new development to occur at the rear of the TAFE building, providing new opportunities for the Bathurst Town Square.

This plan describes in detail the optimum and maximum envelop for new structures on the site. Sufficient space will be retained around it to allow proper visual setting for the other historic buildings, being the two former school buildings.

The plan also allows for new and traditional access through the site to be opened up, including the original access from Ribbon Gang Lane to Howick Street, and a pathway access between the Public School Buildings.

The potential development allows for a new building with a ground floor area of 870m2 in two parts with central access through. Another area of approximately 950m2 on the second floor level is possible. A third and fourth floor level, set back on all sides, would also be appropriate, making a total area of approx. 3000m2 above ground. Car-parking underground is envisaged. Therefore

maximum height for new development is to be 15 m above GL, including roof. An outline of accessibility issues, BCA compliance and a preferred location for a lift to provide access to any new facility and the retained former TAFE building is provided.

There are site opportunities for two other building spaces of 70m2 (ground floor x 2) and 130m2 (ground floor) which could include retail opportunities.

With respect to **car parking** any new building to the rear of the TAFE should include basement car parking. Existing surface car parking should be relocated below ground where possible. Parking for the wider context must be fully considered and where possible also accommodated underground, possibly providing additional commercial leasable space to existing commercial premises by their being able to relocate their car parking elsewhere.

A car parking plan should be developed. For example Council should investigate opportunities to use mechanisms such as S.94 plans to provide additional car parking as part of the TAFE site to service expansion to other sites in, and off, the Square.

DCP provisions to control development on the whole Town Square site should be drawn up to reflect the recommendations of this plan.

Architectural guidelines outlining appropriate building materials, pavements, verandahs, building shape and articulation, with a palette of finishes are provided. These are designed to complement the retained structures and provide a link to the past.

It is recommended that finishes and colours be based on existing materials:

1. A continuation of the 1990s 'Bathurst Beautification' scheme.

2. Any new structure or wall should feature face brickwork in a basic red colour, with manganese or cream bricks used as a highlight if desired.

3. Archways at ground floor should be encouraged.

4. Pavements and fence line treatments are also recommended on the Square. The pavements should be pervious when near or touching existing heritage buildings.

In designing new infill buildings for the site it is recommended that the following be considered:

1. Embedded energy and environmental sustainability.

2. Climate change. Any additional building area should be countered with additional green space. This CMP is proposing additional building area and so it is also proposing additional green spaces through the site, preferable linked to allow accessibility for people and ventilating breezes.

3. Encourage traditional shopping on the Square in an environment that encourages pedestrian activity through opportunities for events, markets and other open area ideas, children's play areas, water and landscaping features and good lighting.

4. Public art of significant scale and interest to draw the public.

5. Interpretation of the past.

6. New toilets are needed on the square before development can proceed. These can be a shared facility for existing buildings, public spaces and proposed development.

7. Storage solutions are needed for the AFMM as they are now part of the former TAFE.

1.15 FUTURE USE OF THE SITE

In Council's brief, a number of possible development scenarios were proposed and the question asked as to what management policies for the conservation of the TAFE site might be relevant to each development scenario. In developing the CMP it has become clear that the management policies for the conservation of the buildings and the site are relevant regardless of which development scenario eventuates.

The wholesale public retention of the TAFE site is not required for the ongoing heritage protection of those buildings or parts of the site of heritage significance. In fact, private sector redevelopment will remain important to secure funding for the restoration (either publicly/privately) of the heritage building assets on the site.

Of particular interest is how a public or private or mixed public/private development scenario might impact on how the TAFE site complements and works with the remainder of the Town Square. More important then, is a discussion on what aspects of the development components should or should not remain in public hands and how the management policies and actions for development might influence the functioning of the Town Square. As development proceeds it is recommended that Council consider the development of a Town Square master plan (including a car parking plan for the Square) to tie the redevelopment of the TAFE site to the rest of the Town Square.

It is a recommendation of this plan that Bathurst Regional Council should retain the whole site initially and progress the work compartmentally (either publicly or privately or mixed public/private).

The staging involves:

- Remove additions from the former TAFE building and reduce it to its 1898 footprint.
- Restore the remaining building and update to comply with accessibility codes and the BCA.
- Construct new toilets on the site – preferably for communal use.
- Find solutions for the storage needs of AFMM.
- Repair and restore the former Headmaster's Residence.
- Plan for parking and a master plan for the whole Town Square.
- Offer new land opportunities for development and carry out in fill recreational development of the whole site.
- Encouragement of the community, other owners and tenants to participate in Town Square redevelopment to produce the best opportunity for all through a Master Plan.

The CMP offers some guidance in relation to each of these development components for the site in Part 7.

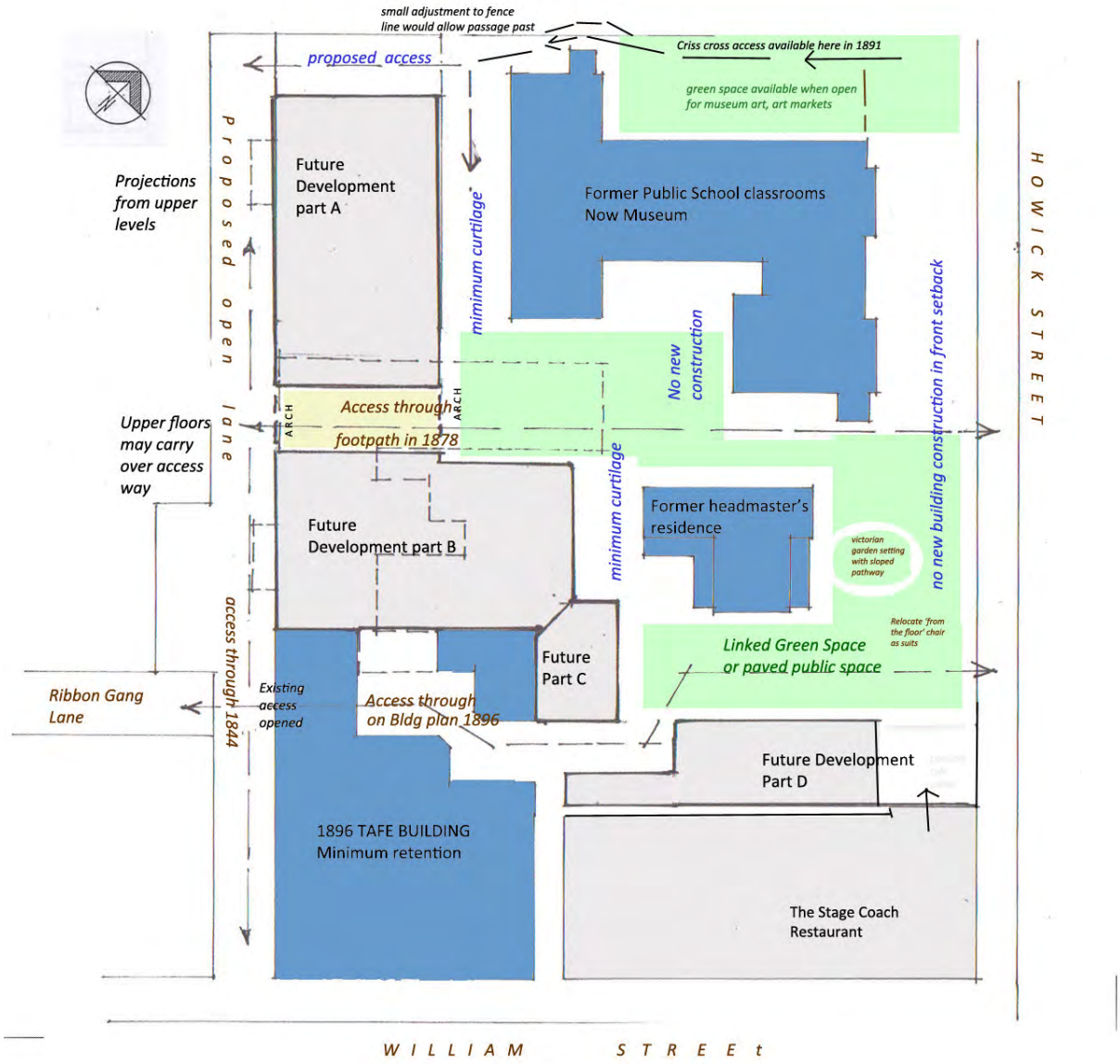

Figure 9 Part 1: TAFE site development plan showing possible building footprints

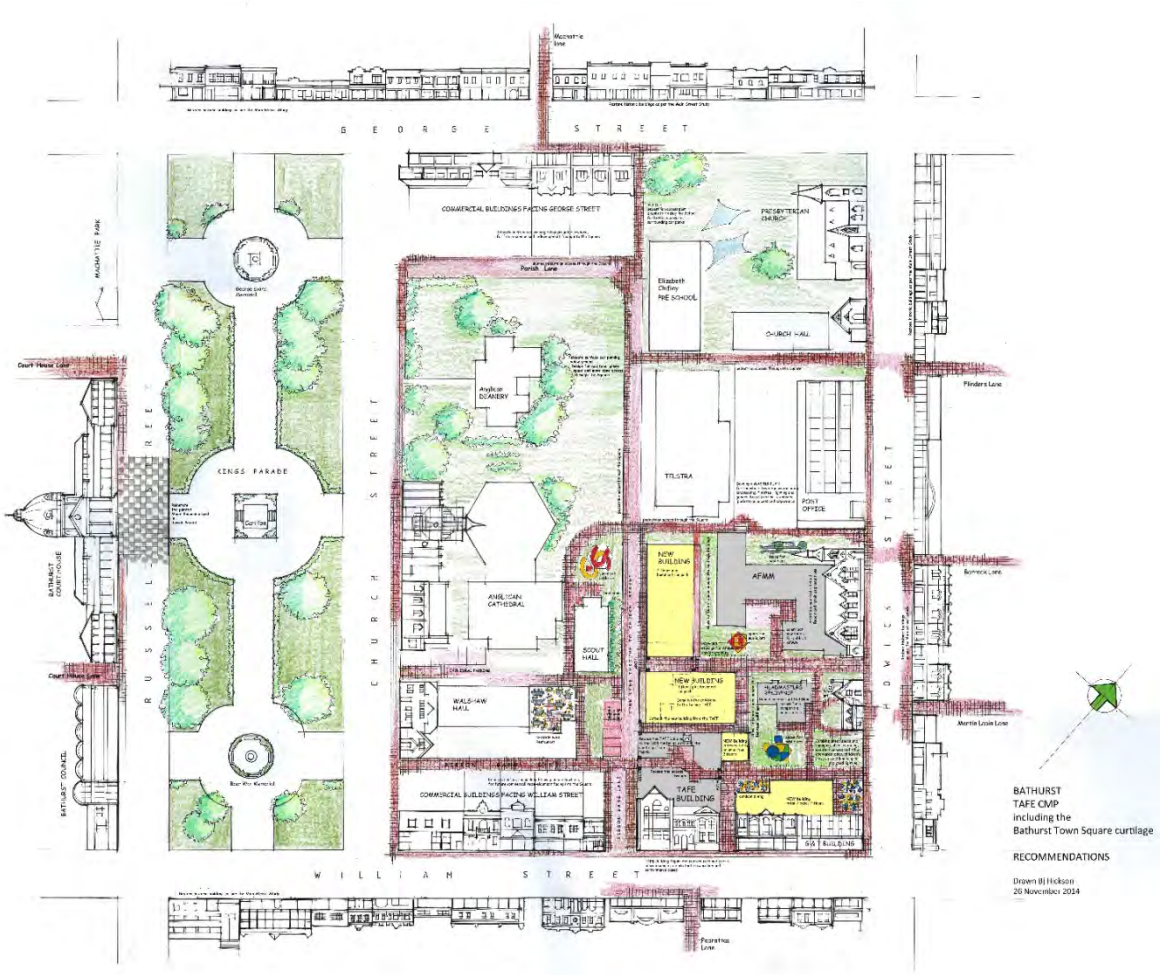

Figure 10 Part 1: Plan and elevations of the TAFE CMP and curtilage. Refer to larger scale addendum

1.16 REVIEW OF THIS DOCUMENT

At the time of writing this document none of the building elements in the study are listed as being of state significance. If the Plan is adopted by Bathurst Regional Council and the recommendations followed through, then the TAFE building and the former Public School buildings may become items of state significance. It is highly likely that significant changes in ownership and adaptive re-use of the buildings will follow, with associated conservation works. When this happens the CMP should be reviewed, and possibly broken into separate documents issued for each of the three main buildings considered in this CMP.

PART 2 HISTORY

CONTENTS

2.01 ACKNOWLEDGEMENTS

The following history relies heavily on the former CMP by Henry Bialowas and that author also acknowledged the late Mr. Theo Barker for his meticulous assistance on, and enthusiasm for the historical aspects of this report.

2.02 HISTORICAL OUTLINE

Because there are many components to this CMP some of the history is overlapping. The components include:

- higher education: The TAFE, Mechanical institute and School of Arts and TAFE
- School education on the site - primary and high school
- The Bathurst Square – the context or setting

2.02.1 CONNECTIONS WITH THE WIRADJURI PEOPLE

The TAFE building, together with the Town Square, lies on the traditional land of the indigenous Wiradjuri people, also known as the people of the three rivers (Murrumbidgee, Calare (Lachlan) and Wambool (Macquarie). The research for this study did not reveal any specific information on pre-contact occupation and use of this land by the Wiradjuri people. Given the nearby location of the Wambool River, it is very likely Wiradjuri groups would have at some time passed over, hunted and camped on or nearby this land, but no recorded evidence was found for this happening. Research on post-1815 occupation by European settlement likewise did not reveal any information on post-contact Wiradjuri presence. As will be discussed in Section 2.03, this land formed part of the Government Farm in the 1820s and after 1833 was at the centre of the surveyed township of Bathurst, which would have made any Wiradjuri occupation of the land most unlikely after the mid-1820s.

The Bathurst Technical Museum held Aboriginal artefacts as part of its collection (see Section 2.09). Some of these artefacts would have been of Wiradjuri provenance and acquired locally. The most significant item was possibly a section of a carved tree originally located alongside the Lagoon Road running off the Bathurst-O'Connell Road. Following the closing of the museum in 1982, this artefact was relocated by arrangement with the Powerhouse Museum to the Bathurst District Historical Society Museum, where it is on view. Other Wiradjuri artefacts once in the Bathurst Technical Museum's collection are likely to be listed in that museum's collection register (see footnote 25 in Section 2.09).

2.03 BRIEF HISTORY OF THE SQUARE AT BATHURST

This section was co-authored by the late Theo Barker (BDHS) and Dr Robin McLachlan (Chintola Pty Ltd). Mr Barker's contribution has been drawn from the equivalent section in the earlier conservation management plan.

2.03.1 ORIGINS OF THE SQUARE

The town plan for the layout of the present-day Bathurst CBD dates from the early 1830s. The earliest known extant copy of this plan was drawn up in the Surveyor-General's Office in 1832 by J Larmer. (*SRNSW Map 1423*[1]) Better known today is the later town plan, dated 19 January 1833 and signed by Major Thomas Mitchell Surveyor-General. (*SRNSW Map 117*)

Both plans featured numbered sections each of ten acres, arranged around a central square which had neither a number nor a precise boundary. It was labelled "Square" and showed at its centre, a site for a "Church". The Square is bounded on its four sides by Howick, William, Russell and George streets.

The positioning of this square in the town plan, with the church in its centre, came to be by a decision at the heart of the laying out of the town of Bathurst. Not only does the Square sit as the central section (unnumbered) within the encircling first numbered sections (1-8), it also lies exactly on a median line projecting from the survey base point established on the bank of the Macquarie River. This base point is the site where Macquarie erected his Flag Staff and proclaimed Bathurst in May 1815.

Macquarie's Flag Staff subsequently became the first survey base point in inland New South Wales. The surveyors used that base point when time came to lay out the new town of Bathurst in the early 1830s. A line projected from that point bisects exactly the Square and the church within it[2]. The lack of a section boundary along the four street frontages, as provided for other reserves, indicates this was likely intended to be an open space, a plaza seamlessly merging with the boundary streets, and not to be further subdivided. All of this suggests the Square was viewed as being of some special significance to the town.

[1] Most of the maps and plans referred to in this section of the State Records of New South Wales, (SRNSW)m identifiable by their map numbers.
[2] See the Bathurst Town Square A Thematic History (2012), pp2-6 for a fuller discussion.

Figure 1 Part 2 Early town plan of Bathurst (1832), with latter annotations.

An important difference between the 1832 and 1833 versions of the town plan is that the 1832 version sets aside the block (#6) south of Russell Street as the "Reserve for Gaol & Court House", as it so became. The 1833 version, however, provides for a smaller enclave within Block #2 (north of Howick Street). This confusion on a major consideration – where to locate two essential government buildings – suggests some uncertainty, or perhaps a failure of communication, on an important town planning detail. However, both of these early town plans are in complete accord on the matter of there being a Square, and for it to be located in the centre of the surrounding first eight sections and centred exactly on Macquarie's Flag Staff meridian.

The precinct is commonly referred to today as the "Town Square". However, no official maps or plans from the 1830s and 1840s were found using this particular name for the Square. Where it is named on government maps and plans, it is referred to only as the "Square". The single exception found was in a sketch map from the 1830s in the Surveyor-General's Sketch Books series where it was referred to as "Church Square"[3]. The naming of the square as the "Town Square" is a recent development. There is no evidence to show it was so-named by its creators.

Mr Henry Biowlas, architect and lead author of the earlier CMP, believes the Square on the early town plans may have a symbolic connection with the Masonic Order, a fraternal organization well represented in official ranks. He was drawn to this view by the curious arrangement of the Square sitting as the unnumbered section within a spiral of numbered sections, with that spiral likely to increase over time, as it did. No supporting evidence has been found in contemporary records to show that there was a conscious decision to encode Masonic symbolism in the town plan. However, the possibility of such should be noted and an open mind kept on the matter.

[3] *NSWSR: NRS 13886, Surveyor-General's Sketch Books, vol.3, folio 118,* "Sketch showing the police boundaries ..."

For a planned colonial town to be provided with a Square is unusual, but not unknown. Liverpool's 1827 town plan, for example, has a large precinct, "Bigge's Square". There are also "Reserves" that served much the same role as "Squares", for example the centrally located "Market Place Reserve" in Windsor. Wilberforce's town plan shows a "Reserved Square". These and other examples can be found in *Macquarie's Towns* (2010), which as the title suggests examines the role of Macquarie as a town planner. Thus, these "squares" mostly date from the tenure of Governor Macquarie, a visionary time for town planning.[4] Bathurst's Square was planned long after Macquarie's departure, in the shadow of a less ambitious view as to the purpose of frontier towns. This makes its appearance on Bathurst's early town plans, if not unique, certainly unusual and unexpected.

A note of caution about the use of the word, Square, in Bathurst's town plans, however, may be warranted. Its use is not perfectly restricted to this one square. Another block labelled "Square" can also be found in a later annotation on the 1832 town plan. The State Records copy of this plan was used as an accretion plan in the Surveyor-General's Office until the mid-1840s. That is, as more blocks and allotments were planned, they were drawn on the 1832 plan. Thus, block #43 (Keppel & Peel streets) was clearly marked in the 1840s as a "Square" and, in another hand, noted that it was to be "Reserved for Public Recreation". (*SRNSW Map 1423*). The subsequent town plan, prepared in 1846, dropped the reference to "Square" and refers only to it as a "Reserve", in keeping with similar reserves on the plan. Elsewhere, on a sketch map from 1837, a "Proposed Square" was suggested as the possible use for a troublesome parcel of land within the original government settlement. [5] If the suggestion had been accepted, Bathurst might now have an impressive riverside town square accessed by George Street.

In the case of the Bathurst Town Square, the label of "Square" would seem to disappear from official maps and plans by the mid-1840s. The 1846 town plan held in the State Records collection does not identify this section as a "Square", and offers no special name for the block. (*SRNSW Map 1424*) It is possible though that the Square may have been so identified when the plan was first prepared. However, the State Record's copy served as an accretion copy on which subsequent developments were marked out, perhaps seeing the erasing of the word "Square" as ground was appropriated for other uses.

The 1846 town plan shows the progressive division of the Square into discrete allotments, beginning in 1844. These developments led to drawing of defined street frontages for the Square, in keeping with other sections. The 1860 town plan, as well as the commercial town map prepared by J Degotardi in 1862, makes no reference to a square. In any case, the square of the early 1830s had by then lost its original intention of being an open plaza and had started on its transformation into a reserve section set aside for diverse uses.

The transformation of the Square into a version of a land reserve raises two questions. First, what were the original intentions of the town planners in the early 1830s for the Square? Beyond what we can interpret from the plans, as discussed above, we simply do not know. To date, no documentation has been located that might throw light on this question.

Second, why did the Square not survive as an open space, with a single church at its centre? Again, as no paper trail has to date been found in the archives on this question, no simple answer can be

[4] It is not clear from the town plan Macquarie authorized for Bathurst in 1815 whether he intended for there to be a block set aside as a square. The plans did not advance beyond setting out on paper a grid of unnamed streets and blocks. See *NSWSR Map 1293* and *Map 1294.*

[5] *NSWSR: NRS 13886, Surveyor-General's Sketch Books,* vol.3, folio 72, "Sketch Showing … the Manner in which the Town might be extended …."

offered. One can surmise, however, that the visionary need for a grand square soon dissipated in the face of the practical need for space for civic facilities. Underlying this might be the failure of the original town plan to set aside sufficient land in the CBD for such needs. A measure of this lack of foresight may be reflected in the apparent confusion in 1833 in providing adequately for the land needs of the court house and the gaol.

When the public protested the original location offered for a produce market in the early 1840s, the Square offered a more centrally located alternative – and would provide a precedent in support of future land allocations. The School of Arts, the telegraph office, and more soon followed. By the 1870s, when the public again protested, this time against placing the public school on the reserve set aside for it next to the gaol, the Square once more offered an easy alternative.

There is a definite pattern in these community decisions to forego having a public square, preferring instead to divide up the land for more pragmatic purposes. The memberships of the Bathurst School of Arts and the Presbyterian Church, as well as the supporters of the market and the public school, all rejected land offered elsewhere, preferring instead an allotment on the Square. The Church of England, likewise, opted to acquire land alongside their church for a school and church residence. The notion of having an open plaza, a town square, as provided for by the town plan was rejected by the residents of Bathurst, repeatedly, from the 1840s to the 1870s.

The passage of time, however, has brought public thinking back to what the town planners of the early 1830s may have had in mind for this space. Until recently, the general public was unaware of the Square as a defined historic location, but it is now gaining wider recognition as an important heritage precinct, worthy of interpretation and sympathetic development. In September 2010, the Geographical Names Board of New South Wales officially recognized the Square as the "Bathurst Town Square", a designated Historic Area. There is perhaps some irony in this belated recognition.

2.03.2 DIVIDING THE SQUARE

Prior to the creation of the Square, this land was part of the Government Farm, established in the early 1820s under Governor Brisbane. It was not singled out for any particular farm use. (See *SRNSW Map 1325*)

The earliest notable known event on the Square occurred before it existed. On 2nd November 1830 the ten survivors of the Ribbon Gang of bushrangers were executed at an unknown place along William Street between Russell and Howick streets. The gallows, together with the executions, were the first in inland Australia. This occurrence led to the naming of Ribbon Gang Lane in modern times. The choice of this location as the site for the gallows was probably determined by the existence of the track running along the line of present-day William Street. (See *SRNSW Map 1305*)

Construction of the church in the Square began in January 1845. Known as All Saints, it was designed by Edmund Blacket and opened for services on 6th August 1848. The land on which it stands was formally granted to the Church of England on 30th January 1846.

The building of the church on this site was in keeping with the original town plan. However, the carriers who brought materials to the building site approached from both William and George streets and forged tracks to the church, creating the road that is now called Church Street. This was not part of the original town plan.

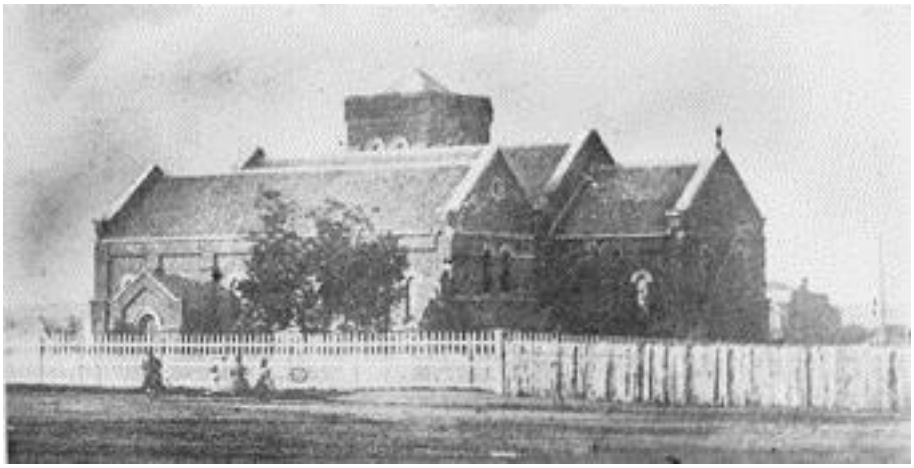

Figure 2 Part 2: The original 'All Saints Church of England' from www.bathurstanglican.org.au

An official produce market place began on the Russell Street side of the ·Square in April 1849, and after that the rectangle bounded by Russell, George, Church and William streets was known as Market Square. The Market Building was built on this square in 1871. Later, when the South African War memorial was built, it was called Memorial Place and after the death of King Edward VII in 1910 it was renamed King's Parade. The Market Building was demolished in 1909/1910.

Howick, George, Church and William Streets now contained the remaining larger part of the original Square. Bathurst had no local government until 1863 and until then, and for some time after, the approval of buildings was a matter for authorities in Sydney. Because of this only officially approved buildings were erected on the square before 1890. Henceforward in this essay the word 'Square' refers only to that part which remained after the separation of King's Parade. The steps in its development are shown in chronological order later in this report.

The Church of England and Presbyterian land acquisitions filled the George and Church street frontages of the Square completely. A grant to the School of Arts occupied a strip from the corner of Howick and William streets along William Street to the boundary of the Church of England land, near present-day Ribbon Gang Lane. These three landholders, the Church of England, the Presbyterian Church and the Bathurst School of Arts were of necessity closely involved in the Square's future.

The telegraph office (1861) was located on Howick Street, adjacent to the Bathurst School of Arts land grant (1861). The unoccupied area between the telegraph office and the School of Arts became the site for the (now demolished) School of Arts Hall in 1874. The telegraph office, or telegraph station, was the first government building on the Square. When the new telegraph office opened in December 1877 in Russell Street (now part of the Bathurst courthouse complex) its old site in Howick Street was added to the land set aside for the new Bathurst Public School grounds. The headmaster's house was erected on the old telegraph office site.

One minor event occurred in 1863. On Saturday 3rd October in the evening, Ben Hall's gang visited Bathurst and caused consternation amongst the citizens. The gang rode from Howick to George streets by cutting across the Square apparently between the Church of England and the Presbyterian buildings.

This suggests the Square was still sufficiently open to allow such access by horsemen.

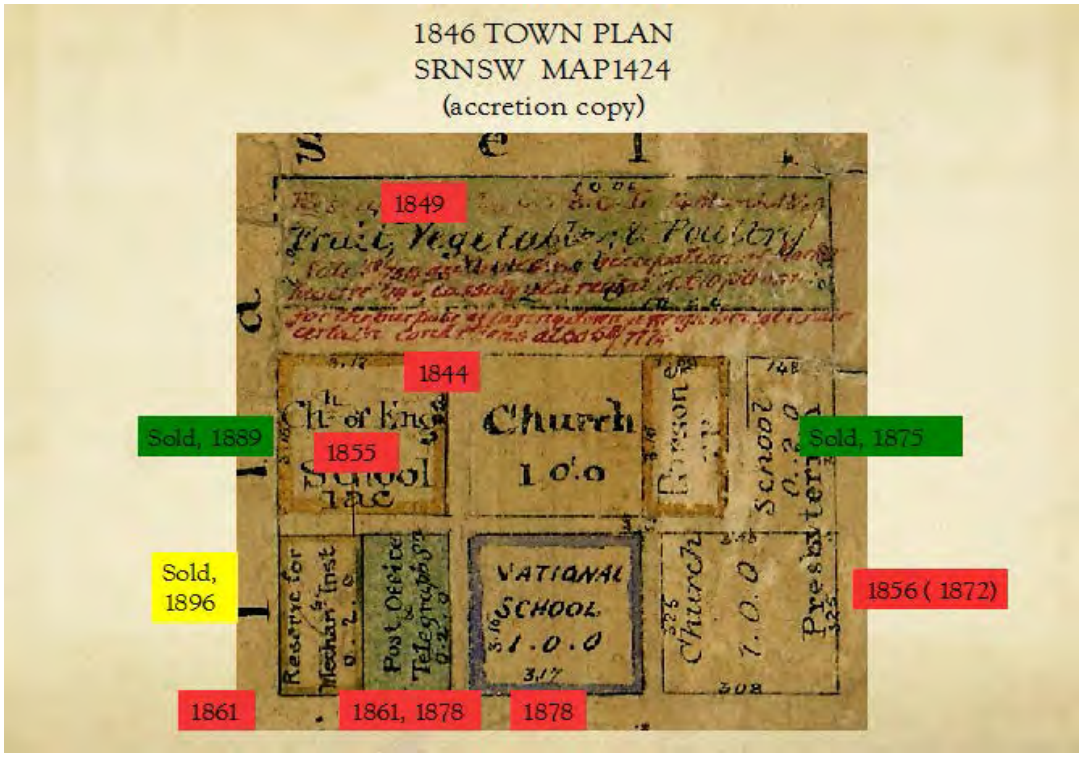

Figure 3 Part 2: 1846 Town map

The date tags show when some major changes occurred with the allocation and use of allotments within the Square. This is intended only as an approximate chronological guide to the Square's transformation in the 19th century. Note also the laneways within the Square.

The next major changes on the Square arose from the divisive education debate in the 1870s. In 1874 the Bathurst Presbyterian Church closed its school and supported the public education system. Later the Church of England made the same decision and closed All Saints School in 1879. This created saleable land at the Church Street corners of George and William streets – and the arrival of commercial enterprises in the Square.

The Church of England retained its school building but sold the playground to the Bathurst Investment Land and Building Coy, which erected the Exchange Building (now site of the NAB) to house commercial and professional offices. They required rear access, so a lane (now called Ribbon Gang Lane) was opened starting from Church Street. It included a right-angled bend that brought it out to William Street, thus separating the new premises from the rest of the Square. By this process the Exchange Building site became part of the commercial life of William Street.

Other development on the Square required access to its interior and so lanes were opened and closed according to the needs of the square's occupants. The history of these laneways can be traced from old maps. When compared with other town blocks, the Square is unusual in having these publicly accessible laneways, some of which are still in use today.

In the nineteenth century an increasing demand for vocational training and adult learning facilities caused the School of Arts to offer courses. In 1889 the Department of Education became responsible for such education and by 1893 it wanted to build a technical college at Bathurst. Members of the

School of Arts voted to offer the School's unused land in William Street for a college and in 1894 this was accepted.

By the early 20th century, the division of the Square into discrete allotments with an assortment of owners and uses was completed. The School of Arts would add a library in 1901. The Bathurst Public School would close in the late 1930s, with part of its land, once used for shelter sheds, given over to a telephone exchange in the 1940s. The present Bathurst Post Office building (1974) is on that site today, with the Bathurst Telephone Exchange (1965) now located behind the post office. The Bathurst Public School is today the Australian Fossil and Mineral Museum. The TAFE building awaits decisions about its future.

The history of the Square, now known as the Bathurst Town Square, has been shaped by its evolution since the 1840s into discrete portions with different owners and uses. Nonetheless that history remains essentially one of public use and interaction – not unlike what one would expect to find with a town square. In the case of Bathurst's town square, it became a square filled with public buildings and purposeful public activities. It was intended to be a public space, a community space, and so it became and so it remains, if perhaps not exactly as intended by its planners in the 1830s.

A more detailed history of the Square will be found in *The Bathurst Town Square A Thematic History* (2012), a booklet produced by the Bathurst Town Square Group under the aegis of the Bathurst District Historical Society.

Figure 4 Part 2: School of Arts & School of Arts Hall 1861 with Telegraph Office RH

Figure 5 Part 2: c.1875

Figure 6 Part 2: School of Arts & School of Arts Hall c.1890

Figure 7 Part 2: 1918

Figure 8 Part 2: 1948

Figure 9 Part 2: 1974

2.04 ARCHITECTURAL DESIGN IN BATHURST EDUCATION

This section was written by Barbara Hickson, Architect, with information drawn from the work of Architect Henry Bialowas in the earlier conservation management plan.

While William Kemp's TAFE building in William Street and Allen Mansfield's Public School in Howick Street are very different styles of building they are each an exemplar education building of their day. They are separated by only 20 years but Kemps' TAFE building shows great progress in functional architectural design over that period.

Allen Mansfield, the architect and designer of the Howick Street public school, was the son of a Wesleyan minister Ralph Mansfield, and received his architectural education under TW Cope. He was appointed Architect to the Council of Education in 1867.

Figure 10 Part 2: GA Mansfield, Architect. (From unpublished study: School buildings by Peter Tonkin.)

When Mansfield began designing schools at the end of the 1860s the colonial period style was over and a realization that schools formed important public buildings led to stronger, more impressive and picturesque façades in Gothic Revival style. This style had been suggested by Pugin in England in the 1840s as appropriate for schools. Functionally, however, school design was becoming more aware of the need for good natural lighting with large operable windows, (although still very poor by today's standards), and had an emphasis on hygiene with adequate ventilation. This led to ventilated roof dormers, high walls and high roofs providing large volumes of air per child.

Figure 11 Part 2: & Figure 12 Part 2: Orange and Bathurst schools showing similarity in design

Many schools had similar plans and appearance, as can be seen by the photographs of the Orange and Bathurst schools above.

In 1880 the Department of Public Instruction offered William Kemp the post of chief architect on the recommendation of James Barnet, the Colonial Architect. Kemp, the son of a builder, had been educated in Newcastle and was indentured to Edmund Thomas Blacket. Later he worked in partnership with William Weaver and together they had a successful business for over 15 years.

Kemp attracted good comment about his education buildings when he designed the Sydney Technical College in 1891. By then the Gothic Revival was no longer popular and Kemp had adopted an Italianate-Classic or Romanesque style, the so called 'boom style'.[6]

Sydney Technical College at Ultimo 1891, Newcastle West Technical College 1894 and Bathurst's Technical collage show that Kemp continued to use very similar strong motifs in his façade design and developed the Romanesque style strongly. Stacked windows under arches and peaked decorative gables, asymmetrical massing and details such as decorative terracotta tiles and attached pilasters were indicative of Kemp's design style.

The foundation stone of the William Street Technical College in Bathurst was laid in December 1896 and the building completed in March 1898. By this time Kemp was back in private practice having reached the retirement age of 65. He died however soon after the buildings completion in June 1898, making this his last educational building.

Being the son of a builder may have influenced Kemp's practical approach to building and design problems[7]. Kemp adopted the 'Tobin tube' ventilation system throughout the front building of the Bathurst Technical College and had very specific ideas about obtaining clean air. Natural lighting was improved from earlier designs with taller windows, and storm water was collected from roofs for re-use. '

Peter Tonkin[8] in his thesis *'School Building 1838-1930* ' argues that planning for functional efficiency gradually became a more important factor in school design than planning for external appearance. A greater proportion of expenditure was devoted to functional aspects of the buildings in Kemp's time, compared to that of the school's appearance. As the schools became plainer more of the cost of each were absorbed by the demands of the functionality of the building. An interesting aspect of design and functionality versus ornamentation of the period was that Kemp and his employer in the Inspector of Schools, believed that school buildings visible from the road must be impressive. While buildings hidden or at the rear, 'could be plain, and cheap as possible.'[9] This is certainly true of the Bathurst pair of buildings that form the college. But this philosophy is also carried on into the interior of the buildings with the front building being ornamental and grand inside while the rear building is simple, functional and 'as cheap as possible' inside.

2.05 THE TAFE AND COLLEGE HISTORY

This section was written by Barbara Hickson Architect with information drawn from the work of Architect Henry Bialowas in the earlier conservation management plan.

In 1885 W. J. Clunies-Ross set about obtaining a new building expressly for the purpose of technical education.

The Technical collage was constructed in 1897 on vacant land in William Street formerly owned by the School of Arts. Three hundred and five (305) students then enrolled with 15 subjects on offer

[6] Peter Tonkin – School Buildings Book 1 1848-1896
[7] Henry Bialowas The Bathurst TAFE College CMP
[8] Peter Tonkin – School Buildings Book 1 1848-1896 p 165
[9] Ibid p 151

including Mechanics, book keeping, Chemistry, Botany, Drawing, Mineralogy and Shorthand.[10] High School chemistry classes were part of the Public School system then and that inflated the numbers of students at the college with chemistry accounting for 175 students. When later the high school took their own chemistry classes, numbers at the collage dropped.

The classes offered generally reflected the needs of the community serving agriculture, industry and mining. By 1906 about 700 students were enrolled. This put some strain on the facilities and extended classes were held in nearby iron sheds. In 1908 wool classing was added to the syllabus and student numbers reached 777. This was followed by a drop in numbers by 1910 to 461 students. The college numbers continued to decline and the college buildings came to be used also for primary and secondary classes. In 1927 the collage served as the home of the first Bathurst High School.[11]

After 1927 the student numbers declined again, with some rejuvenation in the 1930s with the appointment of a State Technical Advisory Committee. This allowed for industry and commerce to have representation on the Technical Committee that guided the college and so make appropriate decisions on what courses to offer. When WWII began, the college became a training centre for the RAAF, which also stimulated interest in other areas of technical training.

In 1945 the College had 260 students and Bathurst was becoming the centre for sheep and wool examinations. In 1946 carpentry classes were added and the Commonwealth Reconstruction Training Scheme (C.R.T.S.) began.

Classes expanded and by 1955[12] it was necessary to take over the old public school premises in Howick Street. This enabled the main lecture hall of the Technical College to revert back to its original purpose of lectures rather than as the carpentry workshop.

By the late 1950's a need grew for an automotive workshop and by late 1961 plans were prepared and tenders called. That building was the last major addition on this site.

In 1968, the Minister for Education, Sir Charles Cutler, announced that a College of Advanced Education was to be established at Bathurst using the existing Teacher's College as a base. The College of Advanced Education was formally opened in March 1970 and tuition began in a range of subjects. This had a twofold effect on the Technical College.

The appointment of lecturing staff to the C.A.E. and the announcement by the Premier of the transfer of The Central Mapping Authority to Bathurst, created new demands for courses to be offered by the Technical College. In particular the demand for non-vocational hobby type courses increased and specialized training in cartography.

This in turn created the need for a new campus which was located at the foot of Mount Panorama.

[10] Bernard Greaves - The Story of Bathurst p199
[11] Bernard Greaves The Story of Bathurst p 200
[12] Ibid. p101

2.06 THE BATHURST SCHOOL OF ARTS

This section draws on the work of the late Theo Barker, principally from volume 2 *of A History Bathurst* (1998), pp. 432-447. A fuller account of the history of the School of Arts will be found in those pages.

The Bathurst School of Arts was located on the corner of William and Howick streets on land acquired in 1858.[13] The allotment extended from the corner down to what is now Ribbon Gang Lane. The School of Arts building, a two-story brick structure designed by M.H. Sadleir, was opened in April 1861. The building underwent a major visual transformation in 1885 with the addition of an enclosed windowed balcony on the upper floor.[14]

The Bathurst School of Arts was part of a wider movement to establish institutions of self-improvement through education found throughout the Australian colonies, and indeed throughout the British Empire. That they were sometimes called "Mechanics' Institutes" reflects the need felt in the 19th century for educated and skilled men in the colonial workforce.

The first such institution to be established in Australia was in Sydney in 1833. The idea then spread across the colony following much the same process, but varying with the size of the community involved. Through local initiative by community-minded citizens, a committee would be established to raise funds, set up courses with teachers, offer public lectures, collect together books and periodicals for a reading library and, most importantly, acquire premises to house all of these activities. Over time, the focus widened beyond practical education for working men to include a wider range of cultural offerings for the community generally. The possession of such a "school" or "institute" came to be regarded as a necessary fixture for any self-respecting community. The colonial government officially acknowledged these community-led initiatives and assisted by providing land and funds.

In the case of Bathurst, however, the process of acquiring such an institution was initiated not by the community but by the colonial government, if in a passive manner. In 1844, the government set land aside for a "Mechanics Institute". The land so reserved was allotment 20 in Section 3, near the Haymarket Reserve on William Street.[15] Even though land was available, there was initially little interest among Bathurst's citizens for such an institution. It was not until October 1854 that the Bathurst School of Arts was finally established and underway, with its activities offered in borrowed rooms on Durham Street. Although the earmarked land was still available, formally granted in 1853, the committee preferred to have land on the Square. In 1858 the committee successfully negotiated a Bill in the colonial parliament for an exchange of land.

Why the original location was not satisfactory is not clear, but it is interesting to note that a similar move occurred in the late 1840s with the shifting of the market from the same locale to the Square. St Stephen's, the Presbyterian Church, also moved from Section 3 to a purchased allotment on the Square. It may have been that the Durham Street end of Section 3 was regarded as being too peripheral.

[13] T Barker, *A History of Bathurst* (1992), vol.1, p.224.
[14] Compare photographs in T Barker, *A Pictorial History of Bathurst* (1985), pp.37, 104, 138, and 157.
[15] Barker, *Bathurst*, vol.1, pp.223-224.

With its substantial premises on the Square, which included an income earning commercial space[16], the Bathurst School of Arts quickly became a key cultural institution.[17] A measure of this can be seen in the immediate growth in its membership numbers, from 73 in 1860 to 165 in 1861.[18] Although numbers often faltered badly from time to time, by 1914 membership stood at 602. The School of Arts was regarded as a significant cultural asset.

Under the leadership of Dr George Busby, a canny Scot, the School established early on a policy of adding to its facilities but only as finances allowed. The committee found the balancing of debt for improved facilities with maintaining membership expectations for such improvements a challenging task.

In 1861 Busby proposed the building of a lecture hall alongside the school, but because of finances this was not achieved until 1874. The hall, designed by Edward Gell, was erected next to the School with frontage on Howick Street. Unfortunately no plans of the building are known to exist[19] and the original structure was much modified over the years as it was found wanting in many respects, not least in its acoustics.[20] With the improvements made in 1883, it was described by the committee as, "the most capacious and elegant, as well as the best appointed Lecture Hall in the colony".

As well as serving as a hall, the building also had tenanted commercial spaces on both of its floors. The hall not only offered improved facilities for the School but also boosted public perception of the School of Arts generally. Membership numbers once more increased.

As the largest auditorium in Bathurst, the School of Arts Hall provided the venue for a wide range of public events. The most significant of these was perhaps the People's Federal Convention with some 220 delegates and invited guests from all the Australian colonies held from November 16 to November 21 in 1896.[21] The hall was also used for concerts, with Nellie Melba appearing on its stage on at least two separate occasions. Edifying lectures, political rallies and public meetings on issues of concern took place here. As Theo Barker notes, the use of the hall sometimes fell victim to the sectarian differences within the community, as in the case of the banning of the Irish nationalist, John Redmond, in 1883.[22]

From 1914, the hall was leased as a cinema, with a bow-windowed projection room added to the upper floors of its Howick Street façade around 1930.[23] The building was known then as the City Theatre. The cinema closed in September 1972 and the building was demolished soon after, leaving the vacant lot today.

Providing the community with a library was a core purpose of the Bathurst School of Arts from its inception. The library was initially located within the School of Arts building. In 1899 the committee decided to build a new building alongside on William Street to house a library and offices. Designed by local architect, J. Copeman, construction was finished in April 1901 and 15,000 books were

[16] The first tenant was a general storekeeper, J.C. Stanger. Future tenants would include the ticket office of Cobb & Co (from 1876).
[17] For a fuller treatment of the administrative history of the School of Arts, see Barker, *Bathurst*, vol.2, pp.432-447
[18] Barker, *Bathurst*, vol.2, p.433
[19] A measured architectural drawing has been made by Graham Lupp based on available information and an understanding of Gell's work as an architect. Copy in author's possession.
[20] Barker, *Bathurst,* vol.2, p.436
[21] The foundation stone for the college was laid during the conference. The stone can be seen on the Ribbon Gang Lane end of the building, facing William Street.
[22] Barker, *Bathurst*, vol.2, pp.441-444
[23] Barker, *Pictorial History* (1985), pp.36-37, 157

moved into the new library.[24] The building featured stained glass in its upper floor windows, facing William Street, from the studio of William Montgomery (1850-1927).

The School of Arts would continue to provide Bathurst's public library until 1956 when the Bathurst City Council took over the library.[25] The library was subsequently moved to new premises in the Bathurst Civic Centre, built in 1965. Heritage items connected with the early School of Arts Library are now kept as a separate collection in the BRC library's Keppel Street premises. This historic collection might at some later date be relocated back to the Square, perhaps as a permanent feature of a heritage exhibition. The collection offers useful insights into the cultural interests and attitudes of early Bathurstians.

The School of Arts Library building, with its Montgomery stained glass windows, is the only extant building remaining of the three built by the Bathurst School of Arts. A back lighting of the stained glass windows would provide a stunning night time "light show" overlooking William Street. The building is now in private ownership. While the upper floors still retain something of their original character, the street-level façade has been butchered with late 20th century shop fronts.

The other two buildings of the School of Arts ensemble have been demolished. A nondescript edifice housing a restaurant and offices, designed by local architect, D. Trevor-Jones, replaced the School of Arts in 1968. The site of the hall, demolished in 1972, is now an empty lot used for parking and refuse collection. Vale culture in Bathurst.

The School of Arts allotment on the Square was larger than its needs, even with the hall and library. As early as 1861, the committee came to the view that the vacant portion of its land fronting William Street should be either sold or let on building leases not exceeding twenty-five years.[26] In the short term, the land was leased out and buildings, largely ramshackle in structure, were erected by tenants. Most, if not all, were commercial premises. Theo Barker notes, "The 1861 decision that the land was not wanted led eventually to the building of a technical college at Bathurst. However this did not come to pass for another thirty-five years." [27]

2.07 THE BATHURST SCHOOL OF ARTS AND THE GENESIS OF TECHNICAL EDUCATION

This section written by the late Theo Barker has been taken from the previous CMP. It follows verbatim the thoroughly researched account he wrote in volume two of *A History of Bathurst* (1998), pp. 447-452. Refer to that volume for advice on sources used. There is some overlap in the final paragraphs with Section 2.5, but the additional information and context provided by Mr. Barker merit inclusion here. (R McLachlan, 2014)

Attempts by the School of Arts to implement an effective education program floundered badly in the sixties and seventies. The main difficulties were that there were no adequate lecture rooms and the only teachers were local volunteers with limited time. This often meant that their contributions could not be planned as courses of instruction over stated periods that had to be given as single topics. A lecture by Dr. J.D. Lang during a visit to Bathurst drew a large audience but attendance at a proposed series of talks by Dr A.C. Geikie was abandoned because of poor attendance. In 1869 a Dr.

[24] CW Sloman, *The History of Bathurst 1815-1915* (1994), p.134
[25] B Greaves, *The Story of Bathurst (*1964), p.219
[26] Barker, *Bathurst,* vol.2, p.434
[27] Barker, *Bathurst*, vol.2, p.434

Badham lectured on Spencer and Shakespeare, a Mr. Gilbertson on The Aborigines of Australia and Dr Geikie tried again with two lectures on Russia. Other men lectured from time to time but annual reports frequently deplored the failure to establish classes and blamed it on lack of public interest. In 1879 it was noted that the purchase of furniture and connecting of gas to the rooms had not improved matters. It seemed, said the annual report of that year that the youth were not interested in learning and there was need for a new era to dawn.

During this sterile period two lecturers were notably successful. The first was Dr. William Fredrick Bassett, a surgeon from London who is reputed to have studied under Michael Faraday, the famous scientist. Bassett came to Bathurst in 1865, remained for the rest of his life, established a large practice, and became active in public affairs and local institutions, amongst them the School of Arts. Soon after he arrived he began teaching chemistry, geology and electricity in his home. These classes were so popular that they became too much for his resources and had to be curtailed. Nevertheless, this was the first time that sustained teaching in a technical field was offered in Bathurst. The other successful lecturer was R.A. Proctor, an astronomer, who in September 1880 gave three lectures for a fee of one hundred pounds. They were The Life and Death of a World, The Moon, and Life in Other Worlds. On the three nights the hall was crowded, with the result that after the School of Arts committee had paid Proctor and settled an expense account of twenty pounds it had a profit of thirty-four pounds. This confirmed very strongly that the public response to any lecture depended upon the appeal of the subject combined with the skill and reputation of the lecturer. It was a combination difficult to achieve.

In 1878 the government of New South Wales began to subsidize technical training in Schools of Arts, provided they used the money for the intellectual advancement of the people. Two years later there were seventy Schools of Arts in the colony and in 1883 a Board of Technical Education was appointed to control and administer technical teaching. Shortly after this the Bathurst School of Arts began to improve its efforts in the same direction. In 1884 it asked the government for a grant of fifteen hundred pounds for a technical college building and while awaiting the response fitted out two rooms under its hall as temporary class rooms. It invested in chemical and other equipment and Dr. Bassett, who contributed seventy-seven pounds towards the expense, volunteered to instruct classes in chemistry as soon as everything was ready. When it was, he delivered twenty lectures, gratuitously, to a class of fifty-one members and others. In the same year others who lectured under the auspices of the Board of Technical Education were John Penticost, Outlines of Mineralogy and Progress of Life on Earth; Hamlet, Use of Chemistry in Agriculture; Dr. R. Von Ledenfeld, Diseases in Live Stock and Rust and Smut in Wheat; S. Herbert Cox, Degradation of the Rocks and Elevations and Depressions of the Land; and Parrott, Local Self Government. These offerings by the board's teachers were a failure so far as attracting a large number of students was concerned but the reason why was unknown.

It can be seen that these were technical subjects and it might be argued that this was the start of the Bathurst Technical School in Bathurst, albeit in a small way. However, permanent classes under the Board of Technical Education were not formally established until 1885 when W.J. Clunies Ross was appointed resident lecturer to teach chemistry, geology and mineralogy. Ross taught his first class on 20th April 1885, apparently in the School of Arts' premises. At about the same time J.M. Pringle conducted a drawing class that met in a room at the back of the Baptist church in Keppel Street.

In 1887 Bathurst students of chemistry, mineralogy, physics and botany sat Board of Technical Education examinations and in March 1888 Sydney University started a program of ten local extension lectures on historical or literary subjects. The School of Arts request for a £1,500 grant to build a technical college was successful but what Bathurst received instead was a teaching complex consisting of two small class rooms and two large lecture rooms. They were located in the Russell

Street premises of Dr. Bassett who leased them to the government which made the necessary structural conversion. This was the first Bathurst Technical School building and within it classes in physics, mathematics, botany and French, which had been taught in scattered places, were brought together on 2nd July l889. Courses in bookkeeping were started, together with freehand, model, architectural and perspective drawing, while on the 8th December 1890 a technological museum with 1200 exhibits was opened in rooms in Keppel Street.

The move for museums as part of technical education began with the founding of the Sydney Technological Museum in 1880. Modelled on the Science Museum and the Victoria and Albert Museums in London, it was given the task of bringing information about the natural products of New South Wales to the public and illustrating the history and practice of industry and the applied arts. Quite independently, the Bathurst School of Arts was doing something similar in a small way. As early as 1861 J.B. Richards of Carwinyan had presented a case containing specimens of ores and minerals and in 1886 another gift of geological specimens was donated by S.L. Bensusan. Arranged and labelled by Dr. Bassett, they were displayed on the verandah of the School until 18th May 1898 when the committee decided to present them to the Bathurst technological museum.

After 1888 when it was clear that technical education in Bathurst was proceeding satisfactorily the School of Arts' committee turned its attention to its own accommodation problems. Its first move was to revive its long-standing attempt to raise money by mortgaging the unoccupied portion of its grant in William Street. It seems that the land in question was occupied by small ramshackle buildings which many people regarded as a disgrace. What they were, how they came there, and whether the occupiers were paying rent to the School of Arts are to-day unknown. It is certain, however, that no one saw them as an obstacle to resumption of the site.

Before this could be done, however, there were difficulties to overcome. At a special meeting which passed motions requesting the trustees of the School of Arts to erect suitable buildings on the William Street frontage, James Rutherford spelt out the problems. The School of Arts could not use its land except for the purpose for which it was granted, they had no title except that their grant had been notified in the Government Gazette, and if they had a deed it would state for what purpose the site could be used. He told the meeting that there could be no mortgage without a special act of parliament and reminded the members that the trustees' duty was to watch the interests of the government. He also thought there was a danger that if the committee pressed hard, the government, thinking the School of Arts had too much property, might resume some of it.

The trustees in 1888 were Edmund Webb, W.H. Suttor, James Rutherford, J. Busby and G.A. Wray. John Busby, who died in February 1891 was replaced by Dr. T.A. Machattie, and Wray (who died 25th November 1889) by W.G. Thompson. All were loyal supporters of Bathurst and the School of Arts but they had their own responsibilities where major finance was concerned. At first they were reluctant to proceed with the frontage project because they thought the School was carrying too much debt but eventually this objection was overcome. At the annual general meeting in 1893, it was said that the desired land was an 'unprofitable waste' and an approach had been made to the government with a view to building a technical college on the site. Although no decision had yet been made it was hoped that the department would resume it. In the meantime it was noted that the drafting of an enabling bill to allow the trustees to use the land had put the committee to considerable expense.

In November 1889 the Board of Technical Education dissolved and its functions transferred to the Technical Education Branch of the Department of Public Instruction. Within the next few years, technical education expanded rapidly in Bathurst. In 1891 courses in applied mechanics, building construction and cookery were added to the curriculum and by 1892 the college had sixteen classes

serving the needs of 474 students. The Russell Street premises could not house the increased demand and other accommodation had to be found for some of the new activities. The cookery class, for example, met in a room specially fitted-out at the Girl's High School, which was then at "The Elms", a large house in Russell Street.

Because of the growth at Bathurst, the Minister for Public Instruction was ready for an approach from anyone with vacant land to sell and so the offer by the School of Arts in 1893 was made at the right time. On 12th January 1894 members were informed that the enabling bill had been passed by parliament and it was now legal for the trustees to sell their idle land. On March 19, a special general meeting approved such disposal and this was confirmed at another general meeting on 23rd April. By this procedure a portion of the School of Arts grant with a frontage of 78½ feet to William Street was sold to the Department of Public Instruction for £1570 16s 8d.

The New South Wales government was now directly responsible for the construction of a new Bathurst Technical College. It was designed in the office of the Colonial Architect (W.L. Vernon) from plans prepared for public school buildings and work was supervised by Vernon's local representative, Roberts. The contractor was W.G. Brewer of Marrickville and the foundation stone was laid by Jacob Garrard, Minister for Public Instruction, on 19th November 1896. Garrard was in Bathurst on the day to attend the Peoples' Federal Convention but he took time off to lay the stone and make an important speech about the history of technical education in New South Wales. The building was completed in March 1898 and formally opened by Garrard on 29th June 1898. Designed in the Romanesque style, it consisted of two buildings, each of two stories. The chemistry rooms, administration offices, and technical museum were housed on the ground floor of the main building while on the upper floor the lecture hall, four classrooms, two carpenters' shops, and quarters for the caretaker were located. At the rear of the site, separated from the main premises by a lane, were the cookery school and plumbers' shop. This area of the college had an access from the public school buildings in Howick Street.

In 1897 the college had an enrolment of 305 students who studied fourteen subjects. They were agriculture, book-keeping, botany, chemistry, freehand and model drawing, geology, geometrical and perspective drawing, mathematics, mechanics, mineralogy, physics, practical chemistry and shorthand, and the public school class in chemistry. The last had 175 pupils so that it inflated the enrolment by more than half. Of this, it has been said:

'This apparently accounts for the large enrolments during the early years of the college. When the high school and later the district school teachers took their own classes in science subjects there was a notable reduction in the enrolments. It is also worth mentioning that the courses covered in those early days were certificate, hobby, and vocational courses at an advanced level; there was no trade training as developed in after years with apprenticeship classes'.

The college did so well in its early days because it catered for community needs such as the primary school chemistry class. Two similar examples were the teaching of wool classing to some of the boys from St. Stanislaus' College and specialised instruction to students from the Bathurst Agricultural Experiment Farm. By the early twentieth century, however, enrolments were declining. In 1908 the total was 777, but in 1910 it was down to 461. It is difficult to identify the causes of this trend but one can speculate that it was probably due to changing economic conditions which affected the demand for certain kinds of technical courses. The prevalence of geology and chemistry in the early college curricula, for example, can be related to the district's gold and copper mining but with the decline of these industries, the need for men skilled in those subjects may have been less. At an unknown time between 1902 and 1913 a resident teacher was appointed to the staff of the Experiment Farm and from then the farm students did not need the Technical College. The loss of

the public school pupils has already been explained and, finally, it can be said that by this time Bathurst was feeling the effects of the railway on its industrial and commercial life. Change was in the air.

2.08 SCHOOL HISTORY

The Bathurst Public School building on the Howick Street frontage of the Square is an iconic structure. Built in 1878 and in use as a public school until 1939, today it houses the Somerville Collection of the Australian Fossil and Mineral Museum. The Howick Street public school, however, was a latecomer, both as a school in Bathurst and as a school on the Square.

The first school in the Bathurst area, a parochial Church of England school, was in Kelso, opened in 1826.[28] The settlement on the Bathurst side of the river at that time was still limited to government use. This changed with the establishment of Bathurst Township in 1833. The first schools in the new town were established by the churches, which was the usual arrangement at that time. The wider details of Bathurst's first schools have been dealt with elsewhere[29], this brief account will focus on the schools that came to be built, or functioned, in the Square.

2.08.1 THE CHURCH SCHOOLS

Following the establishment of a Church of England parish for the new Bathurst Township in 1840, the first, if hesitant, moves were made to provide a church school for the town.[30] By 1849, a school, but without a dedicated building, was operating. A school site had been allocated by the government on the corner of George and Durham streets, but the location was not popular with the Denominational School Board. At the Board's request, an exchange was made in 1855 for a more centrally located site, namely on the Square, adjacent to All Saints' Church. This relocation fits with the pattern of community groups in the 1840s and 1850s rejecting their original land allocations and successfully seeking relocation on the more central square.

By 1857, building plans for the church school, with schoolmaster's residence, had been prepared and construction commenced, with the school opening soon after. The plans, prepared by Reverend G.M. Fox, were possibly based on earlier plans drawn up by Edmund Blacket. The school was an infants and primary school for both boys and girls. Known as the All Saint's Church of England School, or Church of England Denominational School, the school closed in September 1879.[31] By then, the neighbouring state public school had a larger enrolment of Anglican children than the church's own school. The building today is used as a restaurant, in 2014 known as the Church Bar.

The other early school to be built on the Square was provided by the Presbyterian Church. How it came to be in the Square follows a process similar to that of the Church of England School.[32]

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[28] T. Barker, *A History of Bathurst* (1992), vol.1, pp94-96.
[29] Barker, *Bathurst* (1992), vol.1, pp.94-95, 144-166, et passim; L. J. Allen, "Primary Education" in B. Greaves, ed., *The Story of Bathurst* (1976); and, T. Sloman, *The History of Bathurst 1815-1915* (1994), chapter 9.
[30] Barker, *Bathurst* (1992), vol.1, pp.145-146.
[31] "Church of England Denominational School", *Australian Town and Country Journal* (13 September 1879)
[32] Barker, *Bathurst* (1992), vol.1, pp.146-149.

The Presbyterian congregation purchased two allotments on lower William Street (lots 3 and 4 in Section 3) in 1834. A church, St Stephen's, was soon built there, followed in 1840 or 1841 with a denominational school. Both buildings were poorly constructed, soon raising the question of what was to be done – repair and stay or move and build afresh. In the mid-1850s, church authorities decided to move and build a new church and school on what they considered to be a better location – the Square. In 1856, land was purchased along the western side of the Square, between Howick and Church streets, fronting on George Street. The relocation of the church did not happen until 1872, instead in light of the growing enrolments of both boys and girls, priority was given for a new school building. Designed by architects Edward Gell and Matthew Sadleir, the new school, with teacher's residence at one end, was opened in January 1859. It was located on the site now occupied by commercial buildings between St Stephen's and Church Street.

Figure 13 Part 2: The former Anglican School taken from Ribbon Gang Lane (B Hickson, April 2014)

Figure 14 Part 2: Prebysterian School and residence (Courtesy G Lupp)

The Presbyterian denominational school closed at the end of 1873 and the land was sold in 1875 for private development.[33]

2.08.2 BATHURST PUBLIC SCHOOL[34]

The Bathurst Public School was the third school to be located on the Square. As with the two church schools, the decision to locate this school on the Square was again one of local preference over another site allocated as the school's site.

[33] Greaves, ed., *Bathurst* (1976), pp.175-176.

[34] SRNSW: *Bathurst School Administrative files*: 5/14820 (1876-1889); 5/14821 (1889-1903); 5/14822 (1903-1911); 5/14823 (1911-1921); 5/14824 (1922-1930); 5/14825 (1930-1935) & 5/14826 (1936-39). These files offer a detailed administrative history of the Bathurst Public School, including useful information on the grounds and buildings such as site and building plans, construction details and maintenance issues. As both Greaves and Barker have consulted these records, for convenience references are provided for their more accessible books rather than for documents in these archival files.

The establishment of a public school system in 1848 led in turn to the establishment of government regulated schools offering a simple, secular curriculum and an attempt at compulsory primary education.[35] The Bathurst Public School's origins lie in the attendant policy to provide primary-level education in public schools in those communities wanting an alternative to church schools. In the case of Bathurst, there was much opposition from the churches and the public school, sometimes referred to as the National Public School[36], had a rocky time. As noted above, primary education was already provided for by the denominational schools and the introduction of a state run school encountered public debate over its nature and necessity.

The first public school was established in Bathurst only in 1853, very soon closed down, and then reopened in 1858. There was a want of teachers and an adequate venue. The school lacked its own buildings and finding suitable rented premises was initially a major problem. In 1860, a workable solution was found in renting the old Methodist Hall (old chapel), still standing, on William Street. But, as enrolments grew, the building proved to be too small, hence the sending of the boys to the former Presbyterian School building in 1874. There were other problems as well, including the attitude of the landlords, the Methodists, who grew ever more hostile and unsupportive. A decision to move elsewhere was made in the late 1860s. However, the school would continue to use the old chapel until its own premises, the Bathurst Public School on Howick Street, opened in 1878. The delay in making the move can be linked to a community dispute on choice of a new site.

In 1868, the local school board recommended that a new school building be built in what is now Machattie Park, then a government reserve dating from the first town plan.[37] The court house and gaol occupied a central portion of the reserve, fronting on Russell Street. An acre had recently been set aside for a town hall on the corner of William and Russell streets. But, even with this use it was considered there remained ample space for a school in the ten-acre block.

Widespread public opposition to the choice of site quickly developed and a lengthy and heated debate ensued. The gist of it was that many saw the block, the future Machattie Park, becoming a "Public Square", a place of recreation, and were opposed to it being divided up for other uses – including land for a school and a town hall. As well, the locating of a school next to a gaol was not viewed favourably. Public attention soon turned to the Square as the more desirable site for the new Bathurst Public School. In the debate, as recorded in the Bathurst newspapers, there seems to be little or no understanding of the Square being anything other than a convenient centrally located land reserve. This is perhaps an understandable attitude by the 1860s and 70s as the Square was by then already well carved up into disparate uses.

Even though its preference for a school site seems to have been elsewhere in the 1870s, the colonial government had once planned for a school to be located in the Square. A site for a public school on Howick Street had been granted in May 1854 to the then newly established Board of National Education.[38] This would suggest that the government's understanding that the Square was meant to have another purpose, namely that of a "Town Square", had been put aside by 1854.

[35] Barker, *Bathurst* (1992), vol.1, pp.160-163 & (1998), vol.2, pp.401-403; Barker, *A Pictorial History of Bathurst*, (1985), p.50, and Greaves, ed., *Bathurst* (1976), pp.164-170.
[36] In 1866, the title "Public School" was adopted in place of "National School".
[37] Greaves, ed., *Bathurst* (1976), pp.170-176; and, Barker, *Bathurst (*1998), vol 2, pp. 404-405. L.J. Allen in Greaves offers a good summary of the public debate that followed this recommendation.
[38] Greaves, ed., *Bathurst* (1976), p.177 and Barker, *A Pictorial History of Bathurst* (1985), p.50.

In 1874, prior to the building of the Public School, the vacant Presbyterian School building was used to provide classrooms for the "boys department" of the Bathurst Public School.[39] The infants and the girls remained at the Methodist Hall. However, when the Presbyterians sold their land in 1875, the boys were compelled to locate elsewhere. The site chosen for a temporary structure was close by - on what was about to become the site of the Bathurst Public School.

The temporary wooden building, some 50 feet by 20 feet, hurriedly erected to provide classrooms for the boys of the Bathurst Public School became the first school building on the wider TAFE site, the focus of this study. The building was too small for the 200 boys enrolled and, when possible, classes were held outdoors. This situation persisted for two years, until the students were transferred to the recently completed Public School building.[40]

The Bathurst Public School was built in 1876-77, with the adjacent Headmaster's Residence built in 1878. Both were designed by the architect, George Allen Mansfield. The builder was James Douglas. The school was brought into service in 1878, with an enrolment of 553 students, comprising 219 boys, 170 girls and 164 infants.[41] It continued in use as a public school until 1939. According to L.J. Allen, "it seems to have been one of the first large schools built entirely from Government funds".[42]

The Bathurst Public School began as a basic primary school, evolving over the years in keeping with developments in public education in New South Wales.[43] Following the Public Instruction Act of 1880 the school became a Superior Public School, and then in 1905 it became a District School, one of the first established. It retained this grading until it reverted to a public school in 1913, when the Bathurst High School was re-established. As a District School, it was able to provide a two-year secondary-level course for students hoping to go on to a Teachers' Training College. There were also plans around this time for the school to become a Model School, which would see it used for teacher training. It is not clear from available evidence whether the Model School was formally established.[44] From 1923 to 1929, it was a District Rural School, offering agricultural classes – but where is not clear. The Bathurst High School took up this agricultural education role from 1929, following the move to its present-day premises.

Although it was the public choice, the Howick Street site was a flawed choice as a place to locate a public school.[45] The site was too small to accommodate the needs of a school and it was a location lacking any opportunity for expansion. There was no space for sports or outdoor amusements. Its sports ground had to be located away from the school, on what is now Carrington Park, and makeshift answers were continually enrolled to find extra classroom space.

To itemize all of the physical shortcomings of the school buildings is beyond the limits of this brief review.[46] At times, temporary classroom space was found nearby in the old Church of England school and in the Technical College (TAFE). In the 1920s, the open weather-sheds were used as classrooms. An old weatherboard building, 41'6" by 19'6", transported from Hill End was re-erected to provide classroom space.

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[39] Barker, *Bathurst* (1998), vol 2, pp. 404-405.
[40] Greaves*, ed., Bathurst* (1976), p. 176.
[41] Barker, *Bathurst* (1998), vol 2, p.405, ("Infants" are pre-school age; it is not a gender classification.)
[42] Greaves, ed., *Bathurst* (1976), p.176.
[43] Greaves, ed., *Bathurst* (1976), p. 176, 188; and, Barker, *Bathurst* (1998), vol.2, pp.406-407.
[44] Barker, *Bathurst* (1998), vol.2, p.407.
[45] Greaves, ed., *Bathurst* (1976), p.177.
[46] Greaves, ed., *Bathurst* (1976), p.178. A fuller account will be found in the State Records files, as cited above. These will provide details as to location, materials of construction and eventual demolition.

The chronic failings of the Howick Street School led eventually to the opening in 1940 of a new school on a ten-acre block (known then as Prince's Park) on George Street. This is the present-day site of the school.

The Howick Street School was used as a soldiers' canteen in WWII, established for the convenience of the soldiers who were training at the Limekilns army camp. In 1948, the building was integrated, along with the Headmaster's Residence, into the adjacent Bathurst Technical College. The former Bathurst Public School is now a mineral and fossil museum housing the Somerville Collection. In 2014, the residence is vacant and not in use.

2.08.3 BATHURST HIGH SCHOOL

A government high school was not provided in Bathurst until 1883, following the passing of the Public Instruction Act of 1880.[47] Bathurst's high school was one of the first three established in New South Wales, but it lacked its own campus [48]. Separate schools for boys and girls were opened in October 1884, with fourteen boys and thirteen girls.

It is not entirely clear where the two high schools were located[49]. It is unlikely classes were held, if but temporarily, in the already crowded Bathurst Public School on Howick Street. Both schools appear to have shared separate rooms in rented premises, possibly, in the view of Theo Barker, the old Methodist Hall (chapel) on William Street[50]. Thomas Sloman, however, places the Boys' School in the "William Street Lecture Hall" as the first building used, with the Girls' School in "a portion of an office in George Street"[51]. From 1885, he places both schools in the "Anglican Sunday School building in William Street". In 1889, the Girls' High School rented The Elms, a large house on Russell Street.

The Bathurst High School triggered considerable local debate similar to what had accompanied the opening of the government public school three decades earlier. The argument offered was that Bathurst already had several private academies and two church-sponsored high schools (Anglican and Roman Catholic), the viability of which would be undermined by a secular, government-sponsored high school. This was also the time when the government subsidy to church or denominational schools ceased, adding to their financial concerns. However, it was the Bathurst High School that struggled to find students, especially boys, and was compelled to close its boys' section in 1887 for want of patronage. It had lasted only three years. The girls' section flourished for a time, but it too closed in 1898 for want of students. By this time the Bathurst Public School was raised in status to that of a Superior Public School, which enabled it to offer students qualifications of a level to allow entry into the public service. This development, together with the courses offered from 1905 by being a District School, further challenged the viability of a state high school.

[47] Barker, *Bathurst* (1998), vol 2, p.409; and, J. Smith, "Secondary Education" in Greaves, ed., *Bathurst* (1976), p.185.
[48] The other two were at Sydney and Goulburn. (Smith in Greaves suggests the girls' high school opened the following year.)
[49] *Barker, Bathurst* (1998), vol.2, pp.409, 412; Greaves, ed., *Bathurst* (1976), p.186; and, *NSWSR:* 5/14827.3 (Bathurst Boys High School (pre-1939)). (The State Record files refer only to rented premises for this period.)
[50] *Bathurst Free Press,* 08/01/1886, p.2; and 5/10/1887, p.2 refers to rented premises being shared.
[51] Sloman, *Bathurst* (1994), p.116.

Consequently, it was not until 1913 that the Bathurst High School was reopened.[52] The High School was housed in the upstairs rooms of the Technical College (TAFE building), under the capable headmastership of Mr A. McLachlan. Initial enrolment was ninety-five with six teachers on staff.

The TAFE building did not prove to be a suitable site, as was soon realised. Classroom space was very limited and the grounds lacked playing fields and adequate recreational space in general.[53] However, the outbreak of war and government inertia saw no immediate remedy in the way of new school premises, only much discussion and false starts. In 1919, the site of the now closed All Saints' College was purchased, although a high school was not built on this site – the present-day location of Bathurst High School – until 1926. Bathurst High School relocated there in 1927.

The following photo selection is from Theo Barker's 'Pictorial History'.

Figure 15 Part 2: The school c.1890 from p50 Theo Barker's 'Pictorial History'

[52] Greaves, ed., *Bathurst* (1976), pp.188-189; and, Barker, *Bathurst,* vol.2, p.413.
[53] Sloman, *Bathurst (*1994), p.117 says the Showground was rented as a "playground".

Figure 16 Part 2: The school in 1906 with School of Arts front in view from p58 Theo Barker's 'Pictorial History'

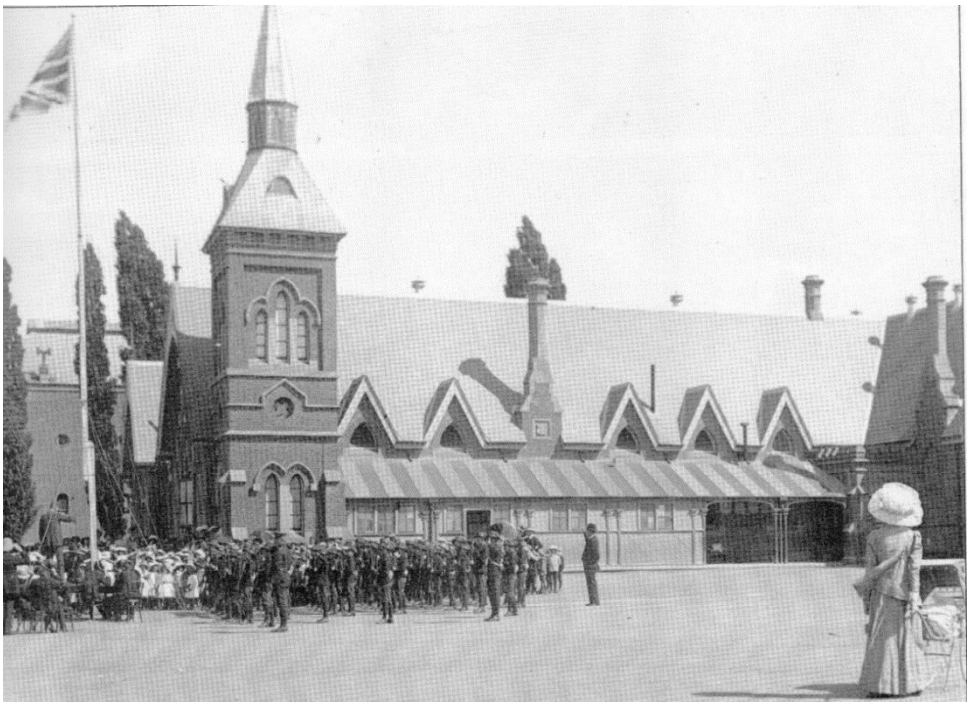


Figure 17 Part 2: The school in 1912 p85 Theo Barker's 'Pictorial History'

These three photographs of the Bathurst Public School offer a view of the school over a timespan of twenty-two years from the same vantage point in the school grounds, now occupied by the Post Office. (Howick Street is on the left.) The first photograph, taken in 1890, shows very likely the full school enrolment, from infants in the front row through to the senior forms at the back (boys on the left and girls on the right); the teachers are lined up on the right. The second photograph is of an Empire Day public ceremony around 1906, with the Union Jack being run up the flagpole and saluted with hats raised by the boys. The third photograph, taken in 1912, records a dedication ceremony for a Union Jack being sent to Bathurst, Gambia. The school cadets present arms. Visual evidence of

the school's difficulties in dealing with student numbers can be seen with the further enclosing of the verandah since 1890. (Theo Barker, A Pictorial History of Bathurst (1985), pp.50, 58, 85. Photographs are from the collection of the Bathurst District Historical Society.)

The Bathurst Public School flag staff, as shown in the photographs, could be re-erected as homage to the thousands of school children who paraded before it. By chance, it also appears to have a connection with Governor Macquarie's 1815 flag staff, as it sits on, or nearly so, the meridian connecting that flag staff with the court house. If placed on the meridian, it would also serve as a companion to the proposed interpretation sign for the meridian line to be erected nearby.

2.09 A BRIEF HISTORY OF THE TECHNICAL COLLEGE MUSEUM

This brief history was written by Dr Robin McLachlan (Chintola Pty Ltd.) in December 2014. It is intended to serve only as a preliminary history of the museum.

It is easy to assume that the Bathurst Technical College was built principally to serve as a classroom and workshop teaching facility, with the importance of the attached museum accordingly discounted. However, a multi-purpose museum of applied arts and science, including the natural sciences, was viewed in the late 19th century as a necessary complement to classroom studies. The leading museums of the day, such as London's Science Museum and the Victoria and Albert Museum, served as models of what could be done, if on an understandably less ambitious scale. (See Section 2.07) Bathurst's possession of such a museum, the "only museum in the western district", served as a measure of the city's standing as a major regional centre. [54] In the late 1890s, there were only five government-run "technological museums" in the colony. Bathurst's museum can be dated back to 1890, when it was temporarily set up in rented premises on Keppel Street.

At its inception, and for some decades, the Museum was viewed as an important part of the College's pedagogical brief. Its requirements, including those of accommodation, were considered co-equal to those of the College's classrooms and workshops. The 1896 plans for the College building set aside the major portion of the ground floor for a purpose-built museum in the form of a spacious gallery of 70' by 30' (21.4m by 9.2m) in three connecting sections, together with a small office and an adjoining annexe of 40' by 30' (12.2m by 9.2m). [55] The sliding glass door leading to the museum gallery still carries the original etched "Museum" sign. It is perhaps arguable whether any museum in Bathurst today offers a comparable combination of spaciousness and elegance.

Bathurst's museum was always under the direct administration of a colonial, later state, government authority.[56] This was not an arrangement unique to Bathurst but was the arrangement set down in 1890 when the Technical Education Branch of the Public Instruction Department was given responsibility for the colony's principal technological museum in Sydney, established in 1880. An important, and immediate, development was the decision to set up branch museums in country towns, of which Bathurst was one. With one exception, the museums were linked with a technical college administered by the Department. While administrative details changed over the following century, the basic arrangement of central management remained constant. Financial and major curatorial decisions were always provided from Sydney. The local college advisory body may have

54 "Bathurst Technical College – Annual Report", National Advocate (1 July 1898)
55 "Technical College for Bathurst", Bathurst Free Press (27 May 1896)
56 A brief administrative history can be found on NSW State Records website at http://search.records.nsw.gov.au/agencies/110;jsessionid=C1A813201BBDC07F8ACA117143DB640C

been consulted from time to time, but the final decisions, including funding, were always made in Sydney. The day-to-day running of the museum was left to a locally engaged caretaker/attendant, whose duty and authority seems to have changed little from the appointment of Mr William Pascoe in 1890 until the departure of possibly the last caretaker, Mr Samuel Malloy in January 1981.[57] Information provided by Mr Keith Redding on his father (Mr Edgar (Ted) Redding), who held this position in the 1930s-40s, and on Keith's own childhood duties, suggests the interim years followed the same pattern of caring for the collection and opening it to the public, but with only limited opportunities for selecting, interpreting and organizing the permanent collection.[58] The local caretaker/attendant might bring some useful expertise to his work, as Mr Pascoe did with his self-taught knowledge of local geology and his willingness to identify rocks and minerals for visitors.

The official brief for the technological museums under the Public Instruction Department required them to serve as "an aid to technical education in … supplying information on all kinds of subjects but especially those connected with the resources and industries of the colony". To that end and to be expected, the Bathurst Museum provided comprehensive and permanent teaching collections of timber, geological specimens, including local marble, wool and mechanical models.[59] Preserved specimens of birds, snakes, reptiles and insects, along with examples of fine porcelain, contributed to the museum's natural history and fine arts function. The original collection was augmented with items from the Bathurst School of Arts own collection of mostly geological samples, some of which had been acquired as far back as 1861. (See Section 2.07) Student work was showcased in the Museum, often in connection with graduation events. The Museum also provided a temporary art gallery periodically for paintings lent from the collection of the NSW Gallery.

A survey of Bathurst newspaper articles from the 1890s to 1950s shows that the museum went well beyond displaying only aids to technological education.[60] For example, in 1910 an African lion and Asiatic lioness were provided by the Australian Museum to the permanent collection, the first of several taxidermic animals representative of the British Empire. (Over a century later, an elderly Bathurst lady still recalls her childhood encounters with the lions.) As well as these official acquisitions, private individuals frequently donated items to the collection. The first such donation may have been a small marble model of the Taj Mahal provided to the newly opened museum in 1898 by a vacationing British India civil servant. More extensive private collections were likewise donated. In 1913, for example, the Museum acquired, among other collections, Bishop Camidge's seashell collection, a collection of ethnographic items from the South Pacific and a "fine collection of curios" collected by Mrs Rutherford on her world trips.[61] In 1942, A.A. Stewart, a retired marine engineer, donated a collection of working engine models.[62] Over time, the Museum developed a remarkably diverse collection, often from private donors and sometimes unrelated to the needs of the College's classrooms. While placing items in the collection may involve an element of self-aggrandisement on the part of the donors, collectively they added much to the cultural capital of the community. (The number of such "collections" identified in researching this short account exceeds what can be described here.)

57 Discussion with Mr Samuel Malloy, 4 Dec 2014, at the TAFE building & CSU
58 Discussion with Mr Keith Redding, 4 Dec 2014, at the TAFE building.
59 See, for example, "Bathurst Museum", National Advocate (9 June 1921) and, "The Museum", Bathurst Times (9 February 1924)
60 In addition to the items listed in the above footnote, a keyword search of Bathurst newspapers on Trove will find these and other examples. The "Annual Report" published in the newspapers often includes a brief summary of the Museum's progress and the development of its collection.
61 "Technical Education", National Advocate (17 May 1913)
62 "Valuable Art Collection", National Advocate (16 April 1942)

The Museum also provided a venue for temporary exhibitions, again of an astonishingly varied kind and purpose. Sydney Funnel Web spiders and locally caught snakes and spiders not previously encountered found transient fame in museum specimen jars.[63] Fresh wild flowers, locally grown, were put on display in 1899, which, given the gardening attitudes of the time, was an unusual appreciation of native flora.[64] A temporary exhibit less appreciative of district flora was the public display in 1913 of the poisonous hemlock plant, done so that "its appearance might be impressed upon the children and citizens of Bathurst".[65] The hemlock exhibit is an example of the Museum offering a public information service, which often included a talk on the subject by one of the College's lecturers. In late 1940, Bluey Wilkinson's motorcycle, on which the recently killed local hero had won his world championship, together with his trophies, were put on temporary display, and enjoyed an enthusiastic reception.[66] The Wilkinson exhibit initiative underscores a recurring theme that is apparent in even a cursory study of the Museum's history, namely an enduring wish to have it serve the needs of the local community by holding and displaying artefacts of local interest, especially those of historic or cultural value.

In the absence of a local history museum, the Technical College Museum acquired important artefacts relating to the history of not only Bathurst, but of the wider western district. An article written in 1954 lists several, from a Cobb & Co coach to the bullet riddled door from Dunn's Plains, which are still on public display in Bathurst.[67] All are highly valued and regarded as integral to Bathurst's understanding of its history. They have survived largely because the Museum was able to provide secure storage in a time when they could have been lost to later generations.

While there is no question that the Museum played an important role in preserving Bathurst's history, the Museum itself frequently faced uncertainty about its own future. For the first two or three decades, the Museum enjoyed high attendance and an unquestioned acceptance of its importance. Between mid-1898 and mid-1900, its annual visitor numbers stood around 33,000, a figure suggesting many repeat visitors.[68] Judging from newspaper accounts, public interest began a pronounced and steady decline just after the First World War. There were periodic reminders in the press as to the value of the Museum, with its "exhibits equal to anything of a similar nature in the Metropolitan Museum [of Technology and Applied Sciences]".[69] While there were moments of renewed public interest, perhaps centred on a new exhibit and encouraged by positive newspaper stories, the decline in popularity inevitably reappears. In assessing why this may be so, part of the answer may lie with the state of the museum itself, in that little had been done over the decades to keep it up to date.[70] It was only in 1937 that the gas lighting was finally replaced with electric lighting, with the hope that it would be "bound to effect a wonderful improvement".[71] There were

[63] "Technical College - New Exhibits for the Museum", *National Advocate* (12 September 1936)

[64] "Specimens of Wild Flowers", *National Advocate* (1 September 1899)

[65] *Bathurst Times* (19 September 1913)

[66] "Bluey Wilkinson Exhibits for Bathurst Museum", *National Advocate* (21 October 1940), and "Bluey Wilkinson Exhibit Draws Record Crowd to Bathurst Museum", *National Advocate* (28 October 1940)

[67] "Queen Will Pass History in Bathurst", *National Advocate* (20 February 1954), also "Bathurst Museum" *National Advocate* (9 June 1921). The objects listed include: Cobb & Co coach, 1815 Evans marked tree, Aboriginal carved tree, Dunn's Plains door, ship's spar (for chaining convicts), gaol cell door, 1909 Empire shooting trophy. The coach is in the BVIC; other items above are currently in the BDHS Historical Museum – while others listed are lost.

[68] *National Advocate* (2 June 1899) and *Bathurst Free Press* (16 June 1900)

[69] "Bathurst Museum", *National Advocate* (9 June 1921)

[70] "A Better Museum", *National Advocate* (11 September 1937)

71 "Better Lighting", National Advocate (16 November 1937)

periodic attempts to juggle the opening hours to better suit visits by families and working people, the opportunity for which was limited by a lack of funds to pay the attendant.[72]

The lack of funding for extra opening hours highlights the core challenge faced by the Museum. It was only a branch museum in a museum system growing uncertain of its purpose. In early 1940, serious consideration was given by the Department of Education, the responsible government agency, to closing its country technical museums, including the one in Bathurst.[73] This threat of closure brought a sharp response from the Bathurst community, led by the local Bathurst Technical College Advisory Committee. Not only did the committee lobby successfully to save the Museum, but they also found the funding, at least in part from their own pockets, to open it on weekends. The staging of the temporary Bluey Wilkinson exhibition – with the stuffed birds in the permanent collection moved aside for motorbike and trophies – was due to their efforts. This "blockbuster" exhibition boosted museum attendance, from 267 in September to close to 6000 in October and November. A neon sign advertising the Museum was erected outside the William Street entrance. Plans were made for more temporary exhibitions. The Museum, commented the National Advocate, was "given new life".[74]

The Second World War, however, made it impractical to expand on the efforts of the Advisory Committee. The College, itself, faced new demands on its resources in providing wartime training. The Museum, however, did find a new clientele among the thousands of soldiers training at the army camp on Limekilns road. The 1946 attendance figures of 13,230 visitors were remarked upon as being considerably lower than those of 1945, largely because of the closing of the army camp.[75] These figures were also a fraction of those from the Museum's first years.

The 1946 attendance figures suggested a difficult future lay ahead for the Museum. What faced the Bathurst Museum were the same post-war challenges confronting Victorian-era museums everywhere. The world had changed since 1898. The cinema and radio as well as private motor cars and, in the near future, television offered competing entertainments. In the College's classrooms, museum static displays now competed with colour slides and motion pictures. The demand for workshop and classroom space, much in need to train returning soldiers in civilian skills, even placed the Museum's own space at risk. Within the Bathurst community, the Museum found itself in competition with the recently established historical society's museum and, in time, the city's art gallery. In November 1913, the Museum had been included as a "must see" for visiting Governor Strickland; in February 1954, the visiting Queen and Duke of Edinburgh were provided only with a drive past the building.[76]

However, the decision to close the Bathurst Technical Museum came as a result of a series of wider decisions concerning all of the state's technical museums, but most particularly the main museum in Sydney. In 1945, the museums were placed in a new administrative arrangement under a board of trustees. By this time, it was generally accepted that the museums were ceasing to serve a meaningful day-to-day role in technical education. Over the following years, administrative arrangements were further refined with the Sydney museum, renamed the Museum of Applied Arts

72 The Museum was aware of this issue in 1898 when the opening hours were extended to include Saturday evenings. Over time, and largely because of a lack of funding, opening hours were later reduced with the need for "out of business hours" openings subsequently later rediscovered – repeatedly. National Advocate (29 July 1898)
73 "Bathurst Museum – Suggested Closure?", National Advocate (20 March 1940), "Bathurst Museum to Stay", National Advocate (5 September 1940), and "Committee's Experiment", National Advocate (7 October 1940)
74 National Advocate (23 December 1940)
75 "Museum Visitors", National Advocate (30 November 1946)
76 Bathurst Times (21 November 1913) and "Queen Will Pass History in Bathurst" National Advocate (20 February 1954)

and Sciences in 1950, becoming ever more the focus of the Trust's attention. To be frank, this museum struggled for a meaningful purpose. In 1981, a radical, and expensive, decision was made to completely transform the old museum into a modern museum, namely the Powerhouse Museum of today. This decision was made at the cost of continuing the funding of the four remaining country museums, including Bathurst. The Trust decided in 1982 to close all country branches on the grounds of budgetary restrictions.[77] There is some irony in this explanation as the country branches had long been subject to "budgetary restrictions".

The closure of the Bathurst Museum came swiftly, with seemingly little public protest. The collection was soon deaccessioned, with some of the collection relocated to the new Powerhouse Museum in Sydney. [78] Fortunately, some items of local significance were passed on to responsible organisations in Bathurst, as discussed above. Other items were simply dumped at the tip, where scavengers quickly gathered to haul away booty, including the African lion. [79] There are persistent rumours that firearms unwanted by the Powerhouse Museum were dumped down a well on the College premises.[80] The Museum exhibition space was taken over for classroom use by TAFE.

The Bathurst Technical Museum existed for almost a century, occupying purpose-built premises from 1898 until 1982. In its time, it was an impressive institution of some significance. When provided the opportunity, the Bathurst public regarded the museum as "their" museum. However, changing cultural patterns, together with the effect of being under distant and disinterested management, never generous with funds, saw the Museum lose its pre-eminence in the community. With its fusty exhibits, the Museum become ever more irrelevant. Yet, its closure has become a lasting loss for the community. Bathurst is today in real need of a modern regional museum. Consideration might be given to re-birthing the 19th century Bathurst Technical Museum in its old premises as the 21st century Bathurst Regional Museum.

2.10 CHRONOLOGY

This chronology, prepared by Dr Robin McLachlan in 2014, incorporates edited elements of the chronology provided by Mr Theo Barker (BDHS) and Mr Norm Neil (TAFE History Unit) for the 1998 CMP.

The chronology covers, for the most part:

- Building and property developments generally within the Square.
- Developments with education other than technical education, particularly in connection with the Bathurst Public School on Howick Street.

77 Email correspondence with Paul Wilson, Powerhouse Museum Archivist, 19 November 2014, gives a closing date of February 1984. This may be when the museum was officially closed, as other sources, including Mr Malloy, suggest late 1982 as the effective public closing date followed by the dispersal of its collection.
78 According to Paul Wilson, above, the archives of the Powerhouse Museum hold records relevant to the Bathurst Museum, including MRS 66 Register of Specimens, 1890-1946 and MRS 67 and 68, both Consignment Books - Wool, 1890-1918 and 1890-1931. "There are also items concerning the Bathurst museum including correspondence and photographs." Time constraints did not allow for consulting these records.
79 Verbal information provided by anonymous "scavengers" (4 December 2014)
80 Mr Keith Redding, a former resident in the building, acknowledged the rumours and revealed the location of the likely well on a visit to the building on 4 December 2014. See also his manuscript memoir, written 9/9/09, deposited with the BDHS.

- Developments with the Bathurst Technical College (TAFE) in the Square, together with the history of technical education in Bathurst prior to 1896-97.

- References to the broader history of technical education in NSW from 1833 to the 1970s.

Year/Month/Day	
1815/05/07	Proclamation of Bathurst by Governor Macquarie.
c. 1820	Square unmarked part of "Bathurst Government Farm".
1830/11/02	Execution of Ribbon Gang on or near Bathurst Technical College site.
1832	"Square" with Church first appears on (Larmer) town plan.
1833	Sydney Mechanics' School of Arts founded, a private community initiative.
1833/01/19	"Square" with Church appears on (Mitchell) town plan of Bathurst.
1844	Land set aside for a "Mechanics Institute" near Haymarket Reserve on William Street, formally granted to School of Arts in 1853, but rejected in 1858 by School of Arts in favour of a site on the Square.
1844	Decision to build Church of England on site in the Square reserved in 1832 & 1833 town plans.
1845/01/24	Foundation Stone laid for All Saints' Church in Square.
1846	By this date reference to the "Square" on town plan omitted.
1846/01/30	Land formally granted for All Saints' Church, then under construction.
1848/01/06	All Saints' Church built & first service held.
1853	First Public School opens in Bathurst, closes & reopens in 1858; relocates 1860-1878 to Methodist Hall on William Street.
1849/04/-	Produce market commences on Russell Street side of Square (King's Parade), community having rejected Durham & William Street site.
1855	Bathurst School of Arts and Mechanics' Institute established. (More usually known as the Bathurst School of Arts)
1856	Presbyterians purchase land on George Street side of Square.
1857/05/21	Foundation Stone laid for All Saints' School.
1858	Land acquired by School of Arts on Square. (See 1844 entry)
1859	Presbyterian Manse & School built, occupied in 1860 until 1874.
1861	School of Arts building opened, corner William & Howick streets.
1861	Telegraph Office building in Howick Street opened.
1865	First technical education classes offered at the Sydney School of Arts.

Year/Month/Day	
1868	Recommendation to build Public School in (today's) Machattie Park; public opposition delays action, results in decision to relocate to Square in 1876.
1872	Church of England Parsonage built, located on Church Street.
1872	Presbyterian Church opened, corner of Howick & George streets.
1873/12/-	Presbyterian School closed; building leased in 1875 for boys of Bathurst Public School.
1874	School of Arts Hall erected.
1875	Presbyterian School and Manse land sold for private development.
1877	Telegraph Office on Howick Street closed, building demolished & land allocated to Public School (for Head Master's Residence).
1878 (from)	Former Presbyterian School & Manse used for commercial purposes.
1878	Public School & Head Master's Residence (Howick St) opened.
1878	Sydney Technical College established by Sydney School of Arts.
1879/09/09	All Saints' School closed. (Students enrol in Bathurst Public School.)
1880	Bathurst Public School rated as a Superior Public School.
1883	The NSW Government assumed financial responsibility for the Sydney Technical College & established Board of Technical Education. "TAFE NSW was born." Technical education begins to spread to suburban and country areas.
1883	On Dr Bassett's initiative, Bathurst School of Arts offers technical education classes, leading to further arrangements with the Board of Technical Education.
1884	Bathurst High School (Boys' HS & Girls' HS) opened, located in rented premises and not in the Square. Boys' HS closed 1887; Girls' HS closed 1898.
1885	Bathurst Technical School established by Board of Technical Education in association with the Bathurst School of Arts. Classes held in School of Arts and Baptist Church, Keppel Street. Within 10 years, 15 classes with 497 enrolments.
1885	W.J. Clunies-Ross (B.Sc., London) appointed as the Resident Lecturer at the Bathurst Technical School. He argues for erection of a dedicated building.
1888	Lane (now Ribbon Gang Lane) formed to separate former Church of England School from its playground for sale of the land, and presumably to service the back of the new commercial section.
1889/10/01	The NSW Government assumed full responsibility for Technical Education, establishing the Technical Education Branch of the Department of Public Instruction. Technical education expanded & consolidated throughout NSW.

Year/Month/Day	
1890	Exchange Building (NAB building today) erected on site of old Church of England School playground.
1890	Technological Museum opened by Government in Keppel Street: 1200 exhibits, display of natural history of district. Later would be relocated to Technical College.
1891-94	Curriculum at Bathurst Technical School expands, includes subjects as diverse as agriculture, typewriting, photography and art (under Arthur Collingridge).
1894/02/-	Decision of School of Arts to sell land to Government for a Technical College.
1896/11/16	People's Federal Convention (16-21 Nov) held in School of Arts Hall. (Foundation stone laid during proceedings, see below.)
1896/11/19	Foundation Stone for the Technical College laid by Jacob Garrard, Minister for Education.
1896	Extra land for side access to Technical College purchased from Church of England.
1898/06/29	Bathurst Technical College building officially opened.
1901/04/-	School of Arts extension (library building), on William Street, opened.
1903	692 students enrolled in Technical College courses. However, many were school students studying chemistry. It was a regular arrangement for the Technical College to offer science-based courses to local school students.
1904	Sheep and wool subjects taught at Bathurst Technical College, with students from the Bathurst Experiment Farm.
1904-07	At least 30 different subjects now being taught at Bathurst Technical College, as diverse as Art, Physics, Dressmaking (one sewing machine), Shorthand, Mechanics, Geology, Agriculture, Math, Bookkeeping, Cookery, Plumbing, Typewriting and Carpentry. Subjects came and went, depending on student demand and teaching capacity.
1905	Bathurst Public School rated as a District School, until 1913.
1906	Lane closed between Public School grounds and Presbyterian land; realignment of boundary as school grounds encroaching on Presbyterian land.
1908	Presbyterian Church Hall under construction. 1910 date over front entrance. (Still standing, 2014.)
1910	King's Parade established, Boer War Memorial unveiled, & Market Building demolished 1909-10.
1910	Technical College classes being held in galvanised iron shed, indicative of space problems. (Location of shed not known.)

Year/Month/Day	
1913	Bathurst High School re-established, with classes upstairs in Technical College, continues until 1927.
1914	From this time, School of Arts Hall used as a cinema, until its closure in 1972, with demolition following. (In 2014, a car park)
1918-22	Repatriation Vocational Training Scheme trained WWI returned service personnel for civilian careers at Bathurst Technical College. From 1919, motor mechanics, station mechanics and country building taught at Bathurst in buildings purchased on Durham Street.
1920/04/24	Foundation Stone laid for first stage of a new All Saints' Cathedral.
1923	Until 1929, Bathurst Public School was a District Rural School.
1923/09/20	Dedication Stone in memory of William Walshaw laid for extensions of All Saints' Cathedral Hall (Walshaw Hall).
1924/05/17	All Saints' Cathedral Hall (also called Walshaw Hall) opened.
1927	Bathurst High School relocates from Technical College to new school (present-site).
1927/10/30	Consecration of first stage of the new All Saints' Cathedral and Warriors' Chapel.
1929/07/09	Former Presbyterian Manse demolished, with miniature golf course opened in October 1930 on site.
1929	Presbyterian Hall (built 1908) extended.
1932	Iron tool shed, behind Cathedral, used as Scout Hall, likely same site as present Scout Hall.
1933	Bathurst War Memorial Carillon, King's Parade, built.
1934/09/25	Application lodged to build brick service station, together with showroom and dwelling at corner of George and Church Streets (former Presbyterian land) for A.T. Tipping. (Later Beaurepaire's, and then the present-day Scott Centre.)
1934/10/19	Application lodged to build a brick shop for Ryan Brothers in George Street on old Presbyterian School site.
WWII	Bathurst Technical College became a training centre for service personnel and civilian war workers whilst continuing with its normal functions. R.A.A.F. technicians trained at the College. Additions made to the machine shop with new machinery installed. War stimulated interest generally in technical education.
1940/07/02	Public School in Howick Street vacated. New school premises on George and Lambert streets, present-day site.

Year/Month/Day	
1940/08/30	Old Public School buildings in Howick Street opened as a canteen for soldiers, principally those training at Limekilns camp.
1944-58	The Commonwealth Reconstruction Training Scheme (C.R.T.S.) trained returned service personnel at the Technical College. Carpentry course introduced in 1946. Lathes and machine tools from Small Arms Factory installed.
1948/4/-	Frontage of 180 feet in Howick Street (former Public School land) for a post office is recommended to the Minister for Lands by Bathurst City Council.
1948	Temporary fibro building for Bathurst Telephone Exchange and its business offices erected on old public school grounds (site of present-day post office) in Howick Street.
1949	Dept. of Technical Education established as a separate department; sees enhancement of status of Bathurst Technical College. Following decade saw the development of certificate courses at the college.
1954/11/07	Foundation stone laid for new All Saints' Parsonage to be built on site of old, demolished, parsonage. Present-day building.
1955	Technical College takes over adjacent former Bathurst Public School premises for classroom use. This allows the main lecture theatre, previously used as a carpentry workshop to return to its original purpose.
1957	Exchange Building demolished and new premises for Commercial Banking Company of Sydney erected, architect Trevor-Jones. (Now National Australia Bank).
1959/06/27	Opening of brick Scout Hall (behind Cathedral) on land deed agreement between Church of England Property Trust and Scout Association, 26 July 1954.
1961-62	Tenders & construction of automotive workshop, last major addition to Technical College/Public School precinct.
1965/03/27	Foundation Stone laid by Prime Minister Menzies for Bathurst Telephone Exchange.
1965/03/14	Foundation Stone laid for the second stage of the new All Saints' Cathedral.
1968	School of Arts building demolished and replaced with present-day restaurant/shop/office block (architect Trevor-Jones).
1970	Establishment of Mitchell College of Advanced Education and relocation of the Central Mapping Authority to Bathurst.
1971/10/16	Completion of new All Saints' Cathedral. (Original Cathedral demolished, but 1920s extension retained.)
1972/09/23	City Theatre (formerly the School of Arts Hall) screens last picture show. Demolished soon afterwards.

Year/Month/Day	
1974/05/09	Foundation stone laid for new Post Office on Howick Street.
1974/11/24	Foundation Stone laid for "Elizabeth Chifley Memorial Centre"
1970s	Following Kangan Report (1974), major restructuring of technical education sees Dept. of Technical Education became Dept. of Technical and Further Education (TAFE), with flexible course offerings to meet challenges of recurrent education and vocational needs. William Street building not adequate to needs.
1975/09/-	Elizabeth Chifley Centre and Pre-School opened, adjacent to Presbyterian Church.
1976/07/26	Foundation Stone laid for Building "A" at the new TAFE campus on Panorama Avenue. The progressive relocation of TAFE staff, students and courses to new campus begins.
1976/12/02	Post Office in Howick Street formally opened; located on former Bathurst Public School grounds.
1982	Decision made by Trustees to close all country branches of the Museum of Applied Arts and Sciences, of which the museum in Bathurst TAFE was one, as budgetary restrictions meant museums could not be adequately maintained.
1984/02/-	Formal closing of the Bathurst (TAFE) branch of the Museum of Applied Arts and Sciences (now the Powerhouse Museum, Sydney). By this time the collection had been dispersed or otherwise disposed of.
1998/10/-	Conservation Management Plan (CMP) of Bathurst TAFE College, prepared by Bialowas & Assoc. Pty Ltd, following the cessation of the use of the building by TAFE.
2004/07/-	Australian Fossil and Mineral Museum (Somerville Collection) opens in former Bathurst Public School.
2009/10/31	According to Dedication Stone, All Saints' Cathedral Bell Tower officially opened by NSW Governor Marie Bashir. Architect, Henry Biolwas. (Old Tower demolished 1970)
2010	"Bathurst Town Square" acknowledged by Geographical Names Board of NSW.
2014	THE CHALLENGE!

The following images of plaques on buildings in the Bathurst Town Square were provided by Dr Robin Mclachlan.

Figure 18 Part 2: All Saints Cathedral 1920

Figure 19 Part 2: All Saints Cathedral completion stone 1971

Figure 20 Part 2: Elizabeth Chifley Memorial Centre 1974

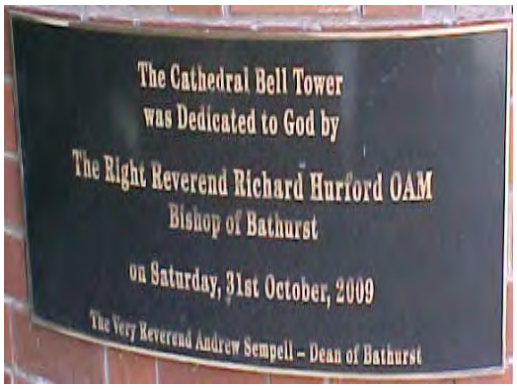


Figure 21 Part 2: All Saints Bell Tower 2009

Figure 22 Part 2: Post Office construction 1974

Figure 23 Part 2: Post Office opening 1976

Figure 24 Part 2: Telephone Exchange foundation stone 1965

PART 3 THE FORMER TAFE BUILDINGS

Figure 1 Part 3: William Street facade of the former TAFE building (B Hickson Oct 2014)

CONTENTS

3.01 PHYSICAL DESCRIPTION OF THE FORMER TAFE BUILDINGS (BLOCK A)

The TAFE building comprises the Technical College of 1898 with additions and alterations.

Henry Bialowas in the 1998 CMP wrote:

"The Bathurst technical college whose foundation stone was laid in 1896 by the Minister for Education Mr. J. Garrard was designed by the Architect WE Kemp in a style very similar to that of the Central Technical College, Sydney for which he was also responsible.

The building's massing, asymmetry, materials and details conform to the general description "Federation Free Style" as delineated by Apperly, Irving and Reynolds in "Identifying Australian Architecture". This stylistic category is very broad as the term suggests and implies an eclectic selection of architectural themes. In this case there are elements of Anglo-Dutch influence as in the ornate terracotta panels, gothic roof-scape, Romanesque arches and characteristically heavy masonry construction, and a whimsical "eyebrow dormer" of an Art Nouveau flavour.

Figure 2 Part 3 Image from the Main Street Study 1994 is believed to be c.1920

To the extent that this building is "Federation Free Style" it serves as an exemplary display of the richness and intricacy of the craftsmanship and detailing of that period. Closer inspections reveal the technical and artistic standards recorded in the building's fabric. For example, the brickwork.

English bond walling of alternating courses of stretchers and headers with splayed, molded and bull-nosed bricks used to form plinths, reveals to openings and engaged piers, half-rounds to form fluted columns, tapered bricks as voussoirs in segmental and semicircular arches. The arches themselves are singular, grouped or tri-partite. On the William Street facade the arches have a sandstone molding or archivolt."

Figure 3 Part 3: William Street facade (23/04/14 BJH)

The TAFE building is certainly a striking addition to William Street in red brick with terra cotta decoration. Addressing the street with a tall two storied façade it is unusually asymmetrical for its time. Victorians favoured symmetry. Interestingly when the building was opened it was described as 'conspicuous by its indifference to anything else in the city, and the evident abandonment of any desire for the beautiful.'[1]

The taller side includes two triple panels of tall double hung windows[2] with fanlights over and terracotta panels between. The upper windows finish in arches with the central window extending up another two metres. The terracotta panelling is repeated above the tallest window and in the prominent gable above.

Figure 4 Part 3: Rear view roof detail (23/04/14 BJH)

1 National Advocate 'The official opening'30 June 1898 p2
2 According to the Main Street Study (p 275) most of the window frames have been altered.

The opposite side of the building is balanced with a more modest lower façade featuring two sets of double hung windows with fanlights, again separated with terracotta panels and a hipped roof above with arched dormer.

The central entrance panel forms a triple arched entry porch, and an arcade of 6 double hung arched windows under a hipped roof. The original wrought iron-gate and railings remain.

Figure 5 Part 3: Rear view with the original building central (23/04/14 BJH)

Attached columns feature classical motifs and decorative accents such as terracotta column capitals. The brickwork features many especially made moulded bricks, such as bull nosed, half round and scotia shapes. The roof is slate lined and completed with tall well detailed chimneys and terracotta ridge cappings and balled finials atop the brick columns.

Figure 6 Part 3: Detail of terracotta column capital

The sides of the building are less ornate as not being the entrance; the architect none the less carried many of the details to the sides and rear. Terracotta detailed gables, tall chimneys and decorative accents are carried through on the original section of the building. The side entrance that faces Ribbon Gang Lane features an arched entry way and wrought iron gates and a pair of arched windows over. The entrance to the plumbers shop features its own symmetrical face of arched windows, and panels of terracotta in the gable. The motifs or decorative accents in terracotta, arches and gables were repeated around the building providing the whole with much visual interest.

Figure 7 Part 3: The plumber's shop entry facing south west

When additions were added, however, these details were omitted. The first additions were carried out in similar sympathetic materials of brickwork with double hung windows, but low pitched roof and Flemish bond. As more additions were added the materials changed too, to stretcher bond and steel framing. The latest additions are made more obvious by their non- sympathetic materials and form.

An important feature of the original building is the ventilation system. A combination of high light windows for cross ventilation and Tobin tube ventilators. The Tobin Ventilation System had become very popular for public buildings in the Victorian era.[3]

[3] The Argus in 1878 describes it in a letter to the editor: At the angle formed by the two walls of a room, on a level with the floor, an opening is made into the outside air about the size of an ordinary brick, the size varying to correspond with the size of the apartment to be 'tobinated'. A strong board, from 10ins. to 12in. wide, and from 4 to 6ft high is applied to this angle or corner including the opening mentioned. The passage or tube so formed is rendered practically air-tight by means of putty and paint and thus a continuous current of air is carried from outside into the apartment. Stuffy rooms in private dwellings or lung-poisoning halls need not exist.

Figure 8 Part 3: Timber staircase and landing

The TAFE building consisted originally of two buildings. They are placed either side of a central passage way and courtyard. The front building was the main teaching and lecture spaces. The rear building was a combination of Cooking School and Plumbers Shop, ablutions and Caretaker's flat above.

These two buildings are differentiated internally in their finishes.

Figure 9 Part 3: Entrance doors to lecture room

The interior of the William street building features well lit and well ventilated teaching and circulation spaces around a central timber staircase with skylight above. Timber detailing is a main feature of this building which originally had ceilings formed by deep timber beams, recessed linings and cornices. Only a few are still in stained timber. Doors were generally multi panelled doors with small paned coloured glass fanlights over. The Lecture Room still has the original glazing intact. The central cedar stair case features turned balusters, deep handrails and acorn topped newel posts. There are a number of fireplaces with their original mantles and surrounds. In the Lecture Room there are two original decorative plaster finished fire places. In other spaces there remain two original marble surrounds, quarried at Limekilns near Bathurst.

The second building at the rear of the passageway features more industrial finishes and materials in keeping with its tradesman teaching role. These two styles of buildings, front and back, seem to reflect a Victorian attitude towards design but also included Kemp's practical approach to providing ornamentation where the building would show (on the main street) while being basic and practical away from the public eye. In a memo in 1887[4] Kemp says of his Redfern School that 'the building in front is necessarily of an ornamental character."

A modest rudimentary painted timber staircase with standard turned newel posts and simple square section balusters serves the rear building. Except for the Caretaker's flat, ceilings generally are lined in ripple iron with moderate sized metal cornices and central metal roses to some spaces. The original caretaker's ceilings are plain plasterboard square set without cornices. The walls were face brick, English bond, but most are now paint finished. Doors are simple panels doors without fanlights, and windows are generally simple timber rectangular or low arched double hung windows with two lights per pane.

Figure 10 Part 3: Ripple iron ceiling and rose in kitchen

Cornices and skirtings, where they exist, are moderate to small in size.

[4] Tomkins: School Buildings theses p 151

Under the floor of the front right hand ground floor room (space 11) a ground water brick tank or well of approximately 1000 mm in diameter remains in place with a trap door above.

This is potentially of archaeological interest.

Refer to the 'original' plans in section 3.04

Figure 11 Part 3: View down on brick water tank

Memorials

There are a number of memorials associated with the TAFE building. At the front of the building are two plaques commemorating the opening.

Figure 12 Part 3: The plaque commemorating the construction commencement (foundation stone) laid by Hon Jacob Gerrard on 19 November 1896

Figure 13 Part 3: Plaque on front porch in memory of William F Bassett

Figure 14 Part 3: Plaque currently held in the Library at the Bathurst campus of the Western Institute of TAFE. They were located there from the TAFE. This plaque however predates the TAFE and was presumably from an earlier location. Image supplied by Dr Robin McLachlin

Figure 15 Part 3: The Dwyer memorial relocated to the library at the Bathurst Campus of the Western Institute of TAFE as above. Image supplied by Dr Robin McLachlin

At some stage both plaques above should be re fixed back in the former TAFE building.

Figure 16 Part 3: Ceiling in the upper floor lecture room

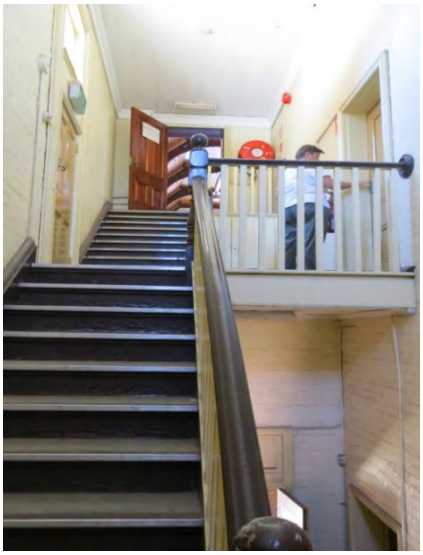


Figure 17 Part 3: Painted pine staircase in rear building

3.02 EXTENSIONS AND ALTERATIONS

The TAFE building was known as Block A when the building formed part of the Western Institute of TAFE building group. Plans from public works describe a number of additions to Block A.

- **By 1936** – (between 1909 and 1936) the rear engineering workshop and wool-classing section above were added. Also additional rear toilets, shed space and laundry. (Was this a teaching laundry?). The caretaker's flat had been modified to add a living room and bathroom and the space below this provided a new dining room. The original toilets became a change room space, and new toilets were added in the courtyard effectively shutting off the access to Howick Street.

  A weather shed and toilets were still in existence to the west of the Plumbers' Shop and may have served the apprentices. This weather shed area was included in, or added to, the site plan footprint. The weather shed had then been demolished but a rectangular parcel of land is retained.

- **In 1961** the Auto mechanics workshop was added. This was a simple rectangular building projecting into the space left between Block A and the former public school buildings. Additions to the rear of the TAFE for Automotive Mechanics classroom has caused crowding to the site of the former Public School Buildings in the vicinity.

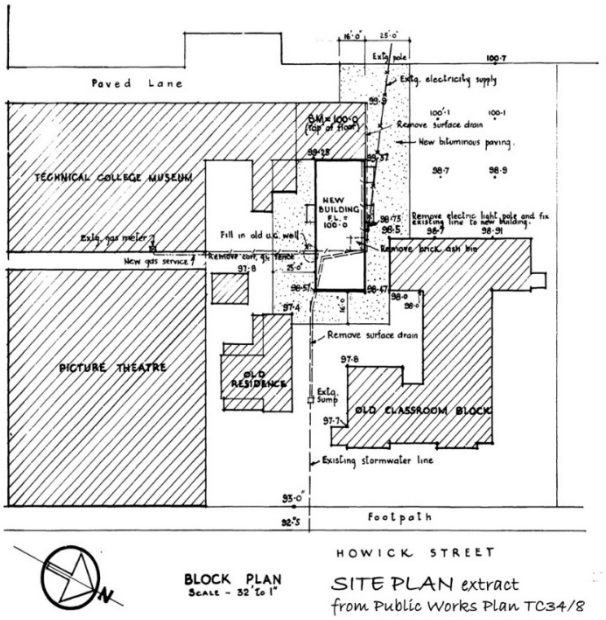


Figure 18 Part 3: Site plan 1961

- **In 1984** additions to the interior of the original TAFE building were made adding a mezzanine floor. Considerable care was taken to make this fabric 'fit in' with some arched doors noted on the drawing to match existing in 'style, profile, material and hardware'.

- **In 1986** renovation work was carried out on the former public School Classroom block (block B) to accommodate TAFE classes adding some partitions and services such as fire services and gas heating.

- **In 2000** a sketch plan for landscaping to the whole site was drawn up but appears not to have been acted upon.

3.03 CONDITION

TAFE building BLOCK A

The general condition of the original spaces of the TAFE building is very good. That is, it is structurally sound and has a large proportion of original building fabric intact. There is considerable damage however from two sources:

1. **Water penetration** of the building from roof plumbing failures. A rainwater head has dislodged and there is possible back up of water in a box gutter behind it. Another gutter adjacent behind a small parapet is either failed or missing. A closer roof inspection and urgent works by a plumber are underway. This water penetration has remained a problem for possibly a few years and now contributes to rotten floors (where it has soaked through three rooms and carpets now removed), window damage and falling damp in walls. When the storm water does reach the ground it is limited in its outflow and backs up through the building. The heavily imbedded damp walls and floors also create an unhealthy environment.

2. **Pigeons and their guano** are present in quantity in the same vicinity as the failing storm water and contribute to the failure of the storm water system and to the generally unhealthy environment.

The additional spaces that were added to Block A by 1935 (see above) and are now retained are generally in poor condition. This includes the engineering workshop and wool-classing section above and the modifications to the caretakers flat. However as this fabric is less significant it does not necessarily need to be retained and so repairs are less imperative and should be left until a future use for the building is decided.

Refer for more detail see repairs section of this Plan

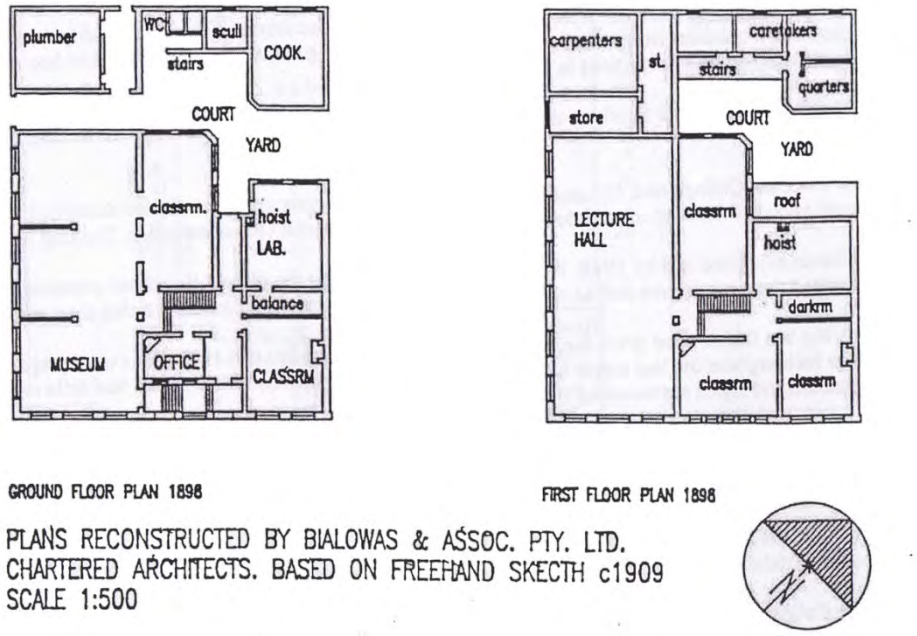


Figure 19 Part 3: 1909 plans reproduced by H Bialowas. Refer 1998 CMP page 33

In summary the original building remains in fair condition and good condition structurally. The additions of 1935 and earlier are generally in poor condition. This includes the engineering workshop and wool-classing section above and the modifications to the caretakers flat.

3.04 ORIGINAL PLANS OF THE TAFE BUILDING

After some site investigation it was possible to draw a ground floor plan of the original spaces of the TAFE building (Technical College). This is similar to the 1909 plan above. The drawing provides a clear guide to the most significant fabric. **This fabric should be retained into the future**.

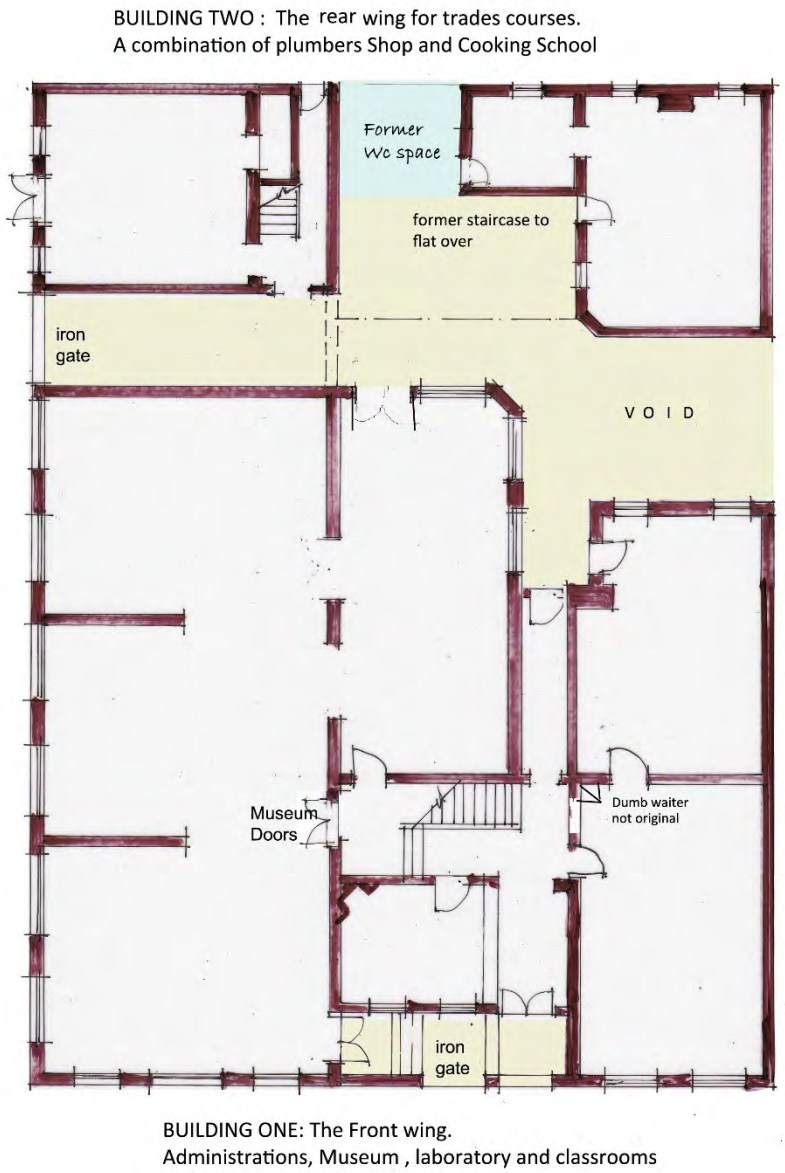


Figure 20 Part 3: Ground floor plan showing remaining original fabric (Sketch BJH April 2014)

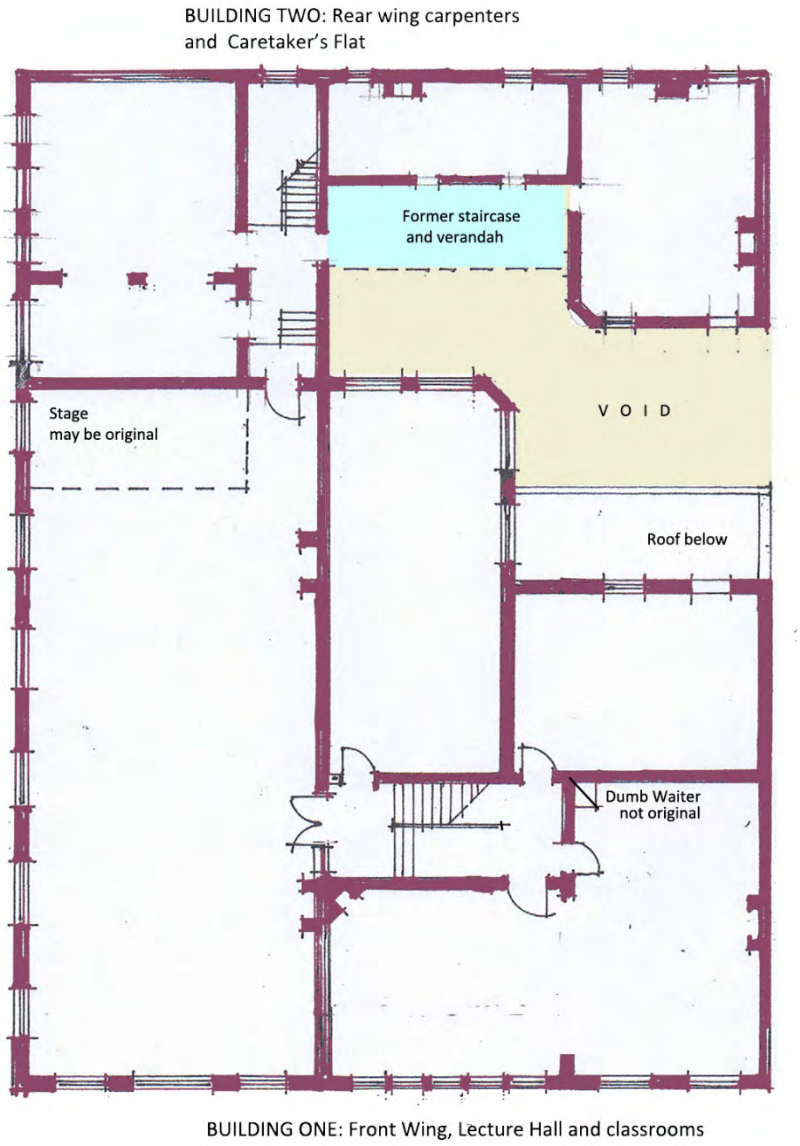


Figure 21 Part 3: Upper floor plan showing remaining original fabric (Sketch BJH April 2014)

3.05 SHEDS

There are two sheds near the TAFE building and within the grounds. (Refer Site Inspection Notes and plans). Shed (space 40) on the Site Inspection plan is an old building, corrugated iron clad and unlined. To each side are three timber shutters, or stable height half doors. Entrance doors are double timber ledged and braced doors in very poor condition. Its original purpose is unknown at this stage. Shed 40 is shown to exist on the site plan of 1961 but could date from much earlier. The adjoining shed, (space 41) is a simple garden type shed structure of no special significance.

3.06 HISTORICAL PHOTOGRAPHS OF THE TAFE BUILDING

Historical photos of this building are rare but when available suggest that the external building fabric has seen little change over time. Only some detail such as terracotta ridge capping on the William street façade is now missing and windows have been altered.

Figure 22 Part 3: Image of TAFE by Brendan Bell 1996

Figure 23 Part 3: Image of TAFE by John Collins 1974

Figure 24 Part 3: Showing the TAFE and adjacent 75-81 William Street, formerly owned by the School of Arts and showing a facade that is little altered from the original

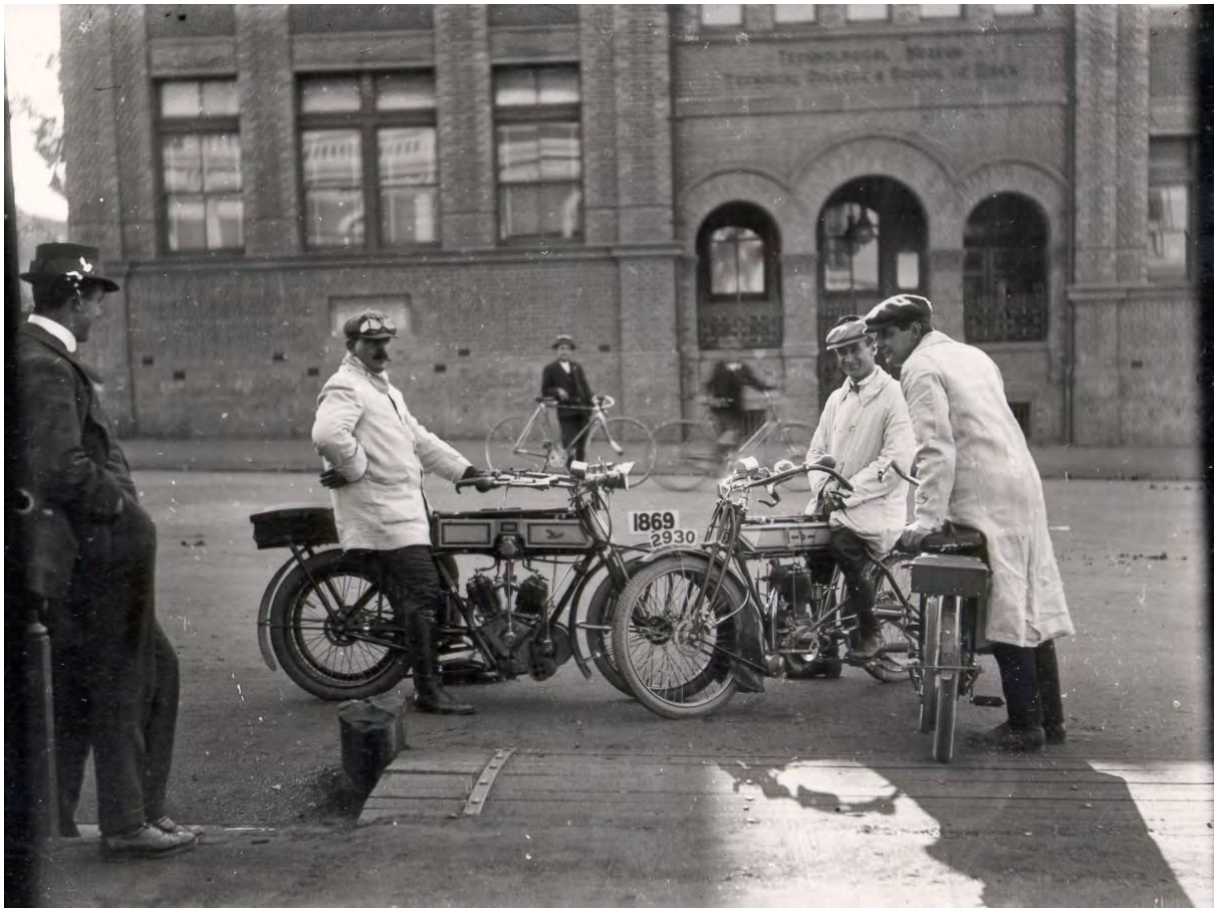


Figure 25 Part 3: Motorcyclists and cyclist in the street outside the TAFE. The motorcycle in the centre is an Excelsio/Trimph from about 1914. A photograph like this was usually set up for a worly team or an importer. (Information C Damien)

3.07 PLANS OF THE TAFE BUILDING

Public works have supplied a number of drawings of the TAFE although the original plans are now missing. The plan below is the earliest drawing now in their collection. However Henry Bialowas sighted a 1909 plan which he reproduced in his 1998 TAFE CMP.

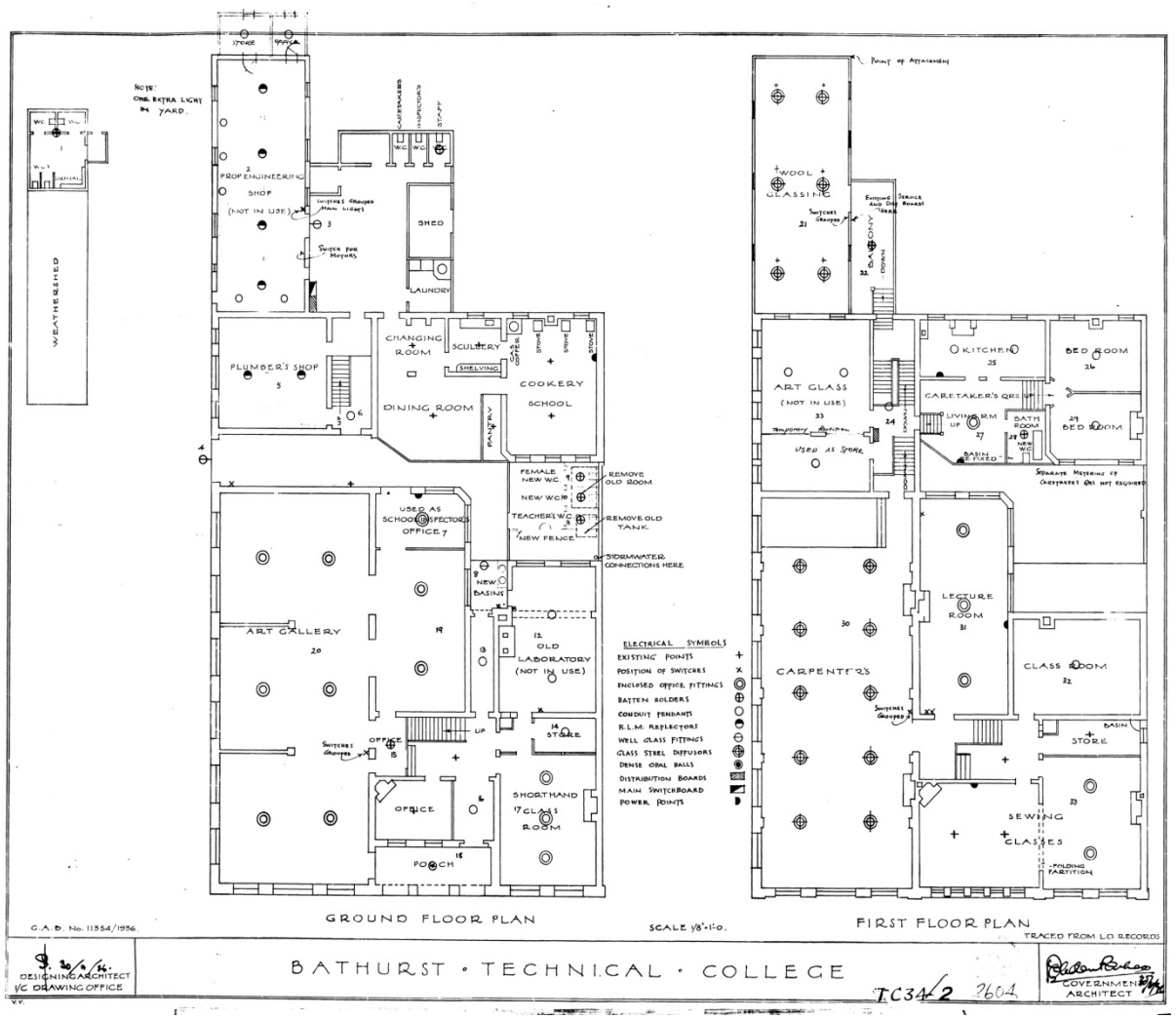


Figure 26 Part 3: Public works drawing of the TAFE electrical layout 1936

The plan above was drawn in 1936 as a tracing of an architectural drawing to provide an electrical layout. Rear additions to accommodate an engineering shop and wool-classing room above had been added by this date. Other additions included new toilets, laundry and shed built into the courtyard and at the rear.

A weather-shed with toilets are shown to the west side. This was probably part of an earlier school group of outbuildings.

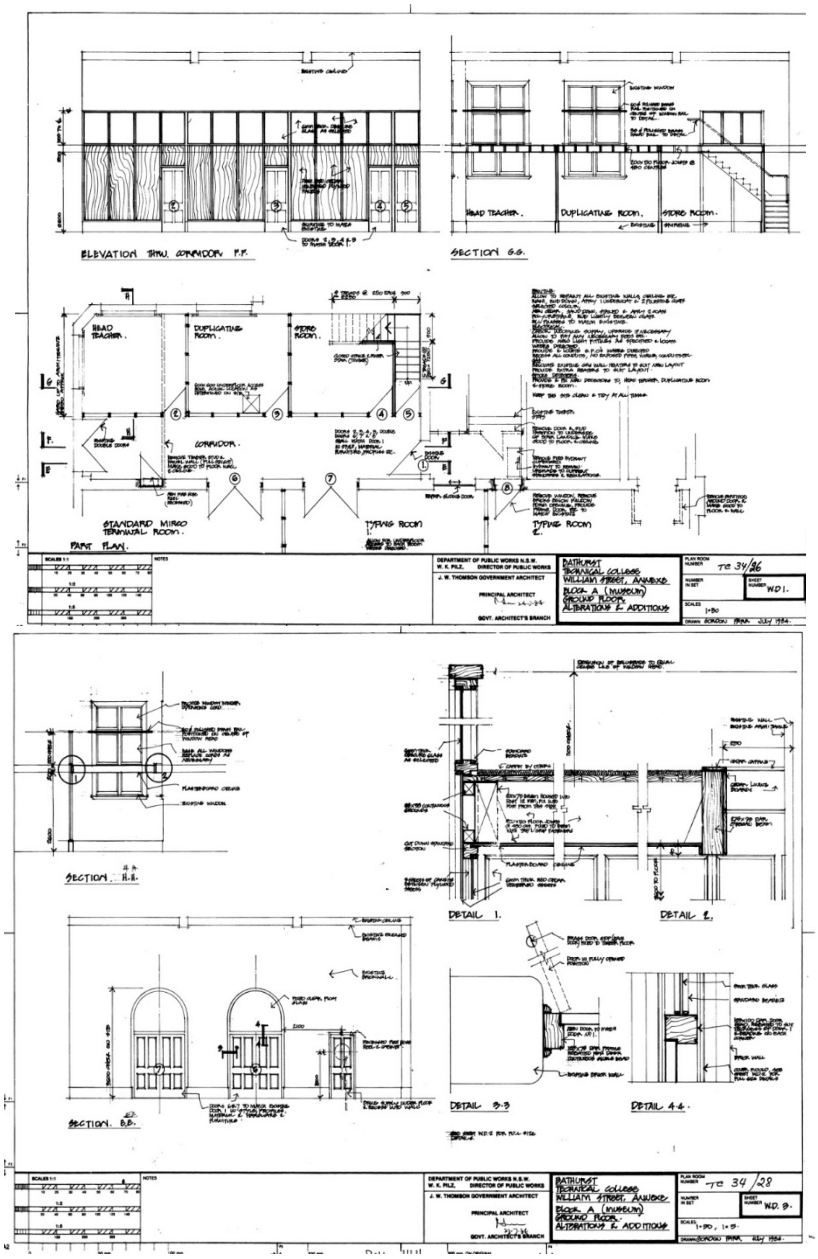


Figure 27 Part 3: 1984 detail drawings

The 1984 drawings above show details of the additions to the interior of the original TAFE building adding a mezzanine floor. Considerable care was taken to make the new fabric 'fit in' with the old. New doors in arched openings were noted on the drawing to match existing in 'style, profile, material and hardware'.

3.08 SUMMARY OF PHYSICAL DESCRIPTION

- The land is zoned B3 Commercial Core under the Bathurst Regional Local Environmental Plan 2014 and is within the Bathurst Conservation Area.

- Built in 1896-98 and designed by government architect WE Kemp in 'Federation Free Style' as defined by Apperly, Irving and Reynolds in "Identifying Australian Architecture". There are elements of Anglo-Dutch influence as in the ornate terracotta panels, gothic roof-scape, Romanesque arches and heavy masonry construction. (Similar to an American Architect Henry Hobson Richardson, in a style called Richardsonian Romaneqsue).[5]

- An exemplary display of the Federation Free style in excellent craftsmanship and detailing of that period.

- Landmark building in William Street. Addressing the street with a tall two storied façade it is unusually asymmetrical for its time and little altered over the almost 120 years since design.

- The taller side includes two triple panels of tall double hung windows with fanlights over and terracotta panels between. The upper windows finish in arches with the central window extending up another two metres. The terracotta panelling is repeated above the tallest window and in the prominent gable above. The opposite side of the building is balanced with a more modest lower façade featuring two sets of double hung windows with fanlights, again separated with a terracotta panels and a hipped roof above with arched dormer.

- The side entrance and the entry for 'apprentices and cooks' faces Ribbon Gang Lane is less ornate but features an arched entry way and wrought iron gates and a pair of arched windows over. The entrance to the plumbers shop features its own symmetrical face of arched windows, and panels of terracotta in the gable.

- Additions were added to the rear of the building in similar materials, but as more additions were added the materials and methods changed and became less sympathetic with time. Additions have reduced the visual interest of the rear of the building and led to 'overcrowding' of the site in the vicinity of the former Public School Buildings.

- Most additions provided more trades space such as wool classing (by 1936) and automotive repairs (1961).

- An important feature of the original building is the ventilation system. A combination of high light windows for cross ventilation and Tobin tube ventilators. The Tobin Ventilation System had become very popular for public buildings in the Victorian era.

- The physical layout of the buildings and the internal finishes reflect the Victorian era and class system. The TAFE building consisted originally of two buildings. They are placed either side of a central passage way and courtyard. The front building was the main teaching and lecture spaces, and presents as a gentlemen's facility. The rear building was a combination of Cooking School and Plumbers Shop, ablutions and Caretaker's flat above. It was also the designer's intent to present the front of the building with an ornamental character, while the rear building could be cheaper and more practical in appearance.

- Internally the finishes further reflected this 'class' distinction. The front or first class building was well lit and designed around a spacious central timber staircase with skylight above. Quality detailing features in ceilings, doors, fanlights, fireplaces and windows.

[5] Noni Boyd, Heritage Officer, Institute of Architects

- The second building at the rear features rudimentary finishes and materials in keeping with its tradesman teaching role. A modest off the shelf painted timber staircase, ripple iron ceilings or plain plasterboard, simple rectangular windows with low arch and basic panelled doors, without fanlights. Cornices and skirtings where they exist are modest.

- A shed at the rear of the site may be a significant but rudimentary building, possibly a former stable.

3.09 COMPARISONS

In the Australian Town and Country Journal 5 December 1896 it was stated that 'the new building is to be on the same plan as the other colleges at Newcastle, Goulburn, &c. It will be in the Romanesque style, in brick, with stone dressings. The ground floor is to be devoted to the museum, which will contain about 56O0 clear superficial feet of space. The college above will contain all sorts of class-rooms, a large hall for drawing, and also a chemical laboratory. The designs were drawn up in the office of the architect to the Instruction Department. Mr. G.W. Brewer is the contractor.[6]

TAFE colleges at Newcastle and Goulburn still stand today and are both locally listed heritage items. See listings below.

The following list is based on the original list by Henry Bialowas (CMP 1998) with some additional information added. The main reference was 'TAFE's Historic Buildings by N. Neil' although a copy of this is now unavailable.

3.09.1 STATE LISTED HERITAGE TECHNICAL COLLEGE BUILDINGS

Albury Technical College. **State listed in April 1999**

The building occupied by the Albury TAFE was erected in 1886 but at that time was in fact the Telegraph office. It came into possession of the Department only in 1923. Although it is a good example of late Victorian architecture in itself, it does not present a comparison with purpose designed buildings by W.E. Kemp.

Liverpool TAFE college State listed in December 2009

Not a purpose built TAFE college but former hospital. Following the closure of the hospital complex as a medical facility, the site and its existing buildings were acquired in June 1960 and converted for use as a Technical College. By July 1961, the conversion was complete and the College was opened.

[6] *Australian Town and Country Journal* Saturday 5 December 1896 p 31 Article Illustrated

Figure 28 Part 3: Liverpool TAFE and former hospital

3.09.2 LOCALLY LISTED TECHNICAL COLLEGE BUILDINGS

Goulburn Technical College 160, 164,166 and 168 Bourke Street

Constructed by the Department of Public Instruction who purchased the site in 1899 the former Technical College was established in 1901. It is highly significant locally for its association with education and cultural development in Goulburn. The building is also significant for its association with Walter Liberty Vernon, noted for designing many NSW government buildings. The three-storey brick and slate roofed building is a prominent architectural feature of the Bourke Street streetscape. However it is far less ornately decorated than the Bathurst and Sydney Technical Colleges.

Figure 29 Part 3: 160 Bourke Street, northwest elevation, from the Heritage website. Image by Claire Bonner

Corowa Technical College Riesling Street.

Built as a primary school in 1878 so not a relevant comparison.

Newcastle West Technical College 590-608 Hunter Street

Designed by WE Kemp in 1894 and opened in 1898 the former Trades Hall Council and Technical College represent two of the most important institutions to develop in the late nineteenth century - the trade union movement and state-sponsored technical education. Associated with architects, Ernest Yeomans, practitioner of the Anglo-Dutch style (Trades Hall) and William Kemp, who designed several educational institutions, including the Sydney Technical College and the Bathurst Technical College. A landmark building of high aesthetic significance, which makes a significant contribution to the streetscape. The buildings also articulate the importance of the institutions as well as something of the philosophies of their creators and the era in which they were constructed - including the status

of workers, the importance of widespread access to education, and the necessity of practical training to the modern industrialized economy. Having operated as a technical college since the late nineteenth century, the site articulates aspects of the evolution of higher technical education in the region. The interiors are also of significance.

Figure 30 Part 3: Western facade of Newcastle Technical College

Figure 31 Part 3: Tile detail

Lismore Technical College 64 Conway Street

A good example of an 'inter-war free classical' style institutional building. Fine quality design. Near intact and in good condition. Marked the importance of Lismore as a country centre. One of the earliest centres of tertiary education in NSW, and the first tertiary institution in the study area. Also has social significance. Local significance.

Technical classes were established in Lismore in 1902 but no permanent site for a college was selected until 1926. This building was constructed in 1928, designed by the government architect.

Figure 32 Part 3: Lismore Technical College (courtesy Jessica Boyle)

Maitland Technical College 203 High Street

Technical Education had been established in Maitland from the 1880s but this building was designed by W.L Vernon, Government Architect in 1909. The brick and stone building provides a confidently detailed institutional style building representative of Vernon's excellent output and high standards of craftsmanship in brick and stonework. It is highly ornate in brick and sandstone with a Gothic style high pitched roof and dormer windows.

Figure 33 Part 3: Maitland College. Image Brian McDonald & Associates 1994

Moree Technical College 30-38 Frome Street

The building built 1902 to 1960s the facade dates from the 1950s and is an unusual example of the continuation of features of the Art Deco Style. The building has had a varied history since its construction as Moree's first Council Chambers.

Mudgee Technical College 74-76 Court Street

Built as a family home, so not relevant as a Bathurst comparison. This two storied Victorian house was constructed in about 1890. Constructed in brown brick with projecting two storey gabled front with return verandahs. Bull nose verandah roof supported on plain round cast iron corinthian columns and decorated with cast iron frieze below first floor windows.

Ultimo Former Administration Building, Sydney Technical College 19 Maryann Street.

The building dates from 1891 and is an outstanding example of Federation Romanesque educational building designed by WE Kemp in association with the Dept. of Education. It is sited on a prominent corner and landmark site which makes a positive contribution to the streetscape and is part of the first technical college in the NSW public education system. The building is a good example of Federation Romanesque style which demonstrates many of the key aspects of the style including the parapet gable, and grouped semicircular openings.

Figure 34 Part 3: Ultimo Technical College from the Heritage website

Granville Technical College 80 South Street

Built in 1909 this solid purpose built 3 storey red brick building has walls of contrasting bands of colour, Marseilles tiled roof, stone keystones over the multi-paned sash windows. As a representative of the Federation period Arts and Crafts style education buildings, the building makes an important contribution to the streetscape and presents a local landmark.

Well detailed the building features include a recessed central portion with gabled wings at either end, facades of red tuck pointed stretcher bond brick walls with contrasting dark brick string lines. Roof construction is hip central block flanked by gabled parapet wings, with five strip ventilators in the main gable. The eastern end has an arched brick loggia open verandah with three sandstone keystones. The building opened in 1910.

Figure 35 Part 3: Granville Technical College

Tighes Hill TAFE Newcastle

Figure 36 Part 3: Tighes Hill TAFE College. Image by Rosemary Kerr

A more modern key institution building constructed in 1938 and designed by Henry Rembert.

Its later period of construction limits its comparison to Bathurst but it is a good example of a purpose built institution of higher education in the region. Its physical design and aesthetics makes it a good example of an Inter-War Classical and Functionalist style of the time. It retains much of its original context and setting. Its physical form and fabric articulate the preoccupation with technological advancement.

Broken Hill Technical College, 248 Argent Street

A temporary wood and iron building at Broken Hill also built in 1898.

There are a number of other institutions noted in the Bialowas CMP that are not listed and generally not relevant as a comparison being re adapted buildings, former schools, commercial buildings and residences. These include: Armidale, Coonabarabran, Cowra, Grenfell, Grafton, Gosford, Katoomba, Moree, Parkes, Singleton, Warren, Yass and Young.

3.09.3 COMPARISON SUMMARY

It is evident that, the Bathurst TAFE in William Street is the only purpose built Technical College designed by W.E. Kemp outside the Metropolitan areas of Sydney and Newcastle. Further, it is the only one of the three remaining such buildings. The other two being the Mary Anne Street buildings in Ultimo and the Hunter Street building in Newcastle. It is also the last of Kemp's College buildings as he died in 1898, the year the Bathurst Technical College was completed.

The William Street building is therefore the first and oldest purpose built Technical College outside the metropolitan areas, with the possible exception of the temporary wood and iron building at Broken Hill which was also built in 1898. The comparable Broken Hill Technical College and Museum was completed in 190l.

The Bathurst TAFE building is clearly a unique, outstanding and well-preserved example of this type of architecture, both internally and externally.

3.10 HISTORY SUMMARY

In order to arrive at a succinct statement of significance a summary of the earlier history is useful in this section of the TAFE CMP. The summary is as follows:

- In 1885 W. J. Clunies-Ross set about obtaining a new building expressly for the purpose of technical education. Clunies-Ross becomes resident Science Master in 1898. His son, Ian, went on to become a famous scientist and founder of the CSIRO.

- By the 1890s there was a vigorous Progress Association in Bathurst.

- In November 1889 the Board of Technical Education was dissolved and its functions transferred to the Technical Education Branch of the Department of Public Instruction. Within the next few years, technical education expanded in Bathurst.

- Arthur Collingridge (1853-1907) was an important artist, engraver and art educator, who taught art at the College. One of his students was Henry Garlick (1878-1910). Work of both artists is held in public collections.

- Minister for Public Instruction took up the land offered by the School of Arts. The New South Wales government was now directly responsible for the construction of a new Technical College. The contractor was W.G. Brewer of Marrickville.

- The architect Kemp was Australian born, the son of an English builder. He was indentured to Blacket, worked in the Colonial Architect's Office; had a partnership with W. Weaver then became the first Architect for Public Schools after the 1880 Public Instruction Bill was introduced by Parkes. This Bathurst building was Kemp's last government technical college.

- The building was completed in March 1898 and formally opened by Garrard on 29th June 1898. Designed in the Romanesque style, it consisted of two buildings, each of two stories. At the rear of the site, separated from the main premises by a lane, were the cookery school and plumbers' shop. The chemistry rooms, administration offices and technological museum were housed on the ground floor of the main building, while the upper floor contained the lecture hall, four classrooms and two carpenters' shops.

- The museum provided Bathurst with a technology and natural history museum for almost a century, catering for a late Victorian fascination with natural history, science, exploration of new countries and the minerals, exotic flora and fauna that inhabited the New World.

- In 1897 the college had an enrolment of 305 students who studied fourteen subjects. They were agriculture, book-keeping , botany, chemistry, freehand and model drawing, geology, geometrical and perspective drawing, mathematics, mechanics, mineralogy, physics, practical

chemistry and shorthand, and the public school class in chemistry. By the early twentieth century, enrolments were declining. The numbers fell from 777 students in 1908 to 461 in 1910.

- In 1939 the war started and Bathurst became a training centre for RAAF technicians with the College acquiring new machinery and equipment. After the war the impetus was maintained through the training of tradesmen under the Commonwealth Reconstruction Training Scheme.

- In 1945 the College had 260 students and Bathurst was becoming the centre for sheep and wool examinations as well as one of the first country areas to have the Commonwealth Reconstruction Training Scheme (C.R.T.S.).

- In 1946 Prime Minister, J. B. Chifley enabled lathes and machine tools from the Small Arms factory to be installed at the college.

- In the 1950s TAFE expanded to include the old public school in Howick Street.

- By the late fifties need grew for an Automotive workshop and in late 1961, this wing of the building was the last major addition on this site.

- The TAFE building contained a multi-purpose museum of applied arts and science, under the direct administration of a colonial, later state government, and it played an important role in preserving Bathurst's history.

3.11 SIGNIFICANCE HERITAGE CRITERIA

A statement of significance is developed to provide the principal basis for future management and planning policies for the building. To make this assessment it is important to examine the ways the place is of value to the community. The Burra Charter provides the process of assessing cultural significance.

Based on the Burra Charter the Heritage Branch, Department of Planning, guidelines provide seven (7) criteria through which such an assessment can be made. These criteria are:

Criterion (a) - Historical Significance - a place is important in the course, or pattern, of NSW's cultural or natural history.

Criterion (b) – Social Significance - an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history.

Criterion (c) – Aesthetic Significance - an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

Criterion (d) – Cultural Significance - an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons.

Criterion (e) – Educational or Technical Significance - an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history.

Criterion (f) – Rarity - an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history.

Criterion (g) – Typical or Representative - an item is important in demonstrating the principal characteristics of a class of building or place in NSW.

At the same time four values, adopted from the Burra Charter represent the generic values of heritage. These are Historical, Aesthetic, Scientific and Social significance. A place need only be significant in one of these areas, or may be significance in all.

3.12 TAFE COLLEGE BUILDING (FORMER) - ASSESSMENT OF SIGNIFICANCE

In the 1998 Bathurst TAFE College CMP, Henry Bialowas and Associates provided the following overall statement of significance:

'The William Street Bathurst TAFE College Buildings, including the Howick Street buildings are of considerable heritage significance because of:

- *The historical development of the Town Square and significance of the site on which they stand as part of that square.*
- *Them forming a direct historic link to the development of cultural and educational facilities in the past.*
- *The fact that they are original buildings of important architects in the history of school development in rural N .S.W.*
- *Them being outstanding examples of their respective types and within one precinct.*
- *Possessing a grandeur of streetscape scale without being overbearing.*
- *Them being substantially in original condition within the original town square.*
- *Being associated with historically significant people and events occurring within the square.*
- *Their continual use for a specific purpose for 100 years for the Technical College and 120 years in the case of the Public School.*
- *Their importance to Bathurst as major regional education centre outside the metropolitan area.*
- *Their proximity and relationship to other historically significant buildings and places within the same precinct.*
- *In the case of the Howick Street annex being one of the finest examples of the Federation Free Style, notable for its panoply of interesting details and excellent workmanship.*
- *In the case of the William Street building being a fine example of the American Romanesque Revival Style which by virtue of its scale and detail is a major element in the generally Victorian and Edwardian streetscape of the William Street commercial*

> *precinct.' This style was exemplified by the work of American Architect Henry Hobson Richardson (in a style called Richardsonian Romaneqsue*).[7]

The NSW Heritage Branch of the Department of Planning provides the following Statement of Significance for the former TAFE building:

> *'Opened in 1898, the TAFE presents an exceptional 'Federation Free style' free flowing classical city brick and tile building to William Street. Important association with the first resident master of the technical college when it opened in 1897 was W. J. Clunies-Ross.*

This CMP provides a review of the assessment of significance through the NSW heritage criteria as follows:

Criterion (a) – Historical Significance

In 1885 W. J. Clunies-Ross set about obtaining a new building expressly for the purpose of Technical Education.

Subsequently the Technical college was completed in March 1898, opened on June 29 and the foundation stone laid on November 19th 1896 by the Minister for Education, Mr J. Garrard.

In November 1889 the Board of Technical Education dissolved and its functions transferred to the Technical Education Branch of the Department of Public Instruction. Within the next few years, technical education expanded rapidly in Bathurst.

Criterion (b) – Social Significance

The building is associated with a number of prominent individuals including W. J. Clunies-Ross, one of Australia's pioneering scientists and teachers.

J.B. Chifley, 1946 Prime Minister, enabled lathes and machine tools from the Small Arms factory to be installed at the college.

Laying of the foundations stone in 1896 by the Minister for Education Mr. J. Garrard.

Criterion (c) – Aesthetic Significance

A landmark building in William Street addressing the street with a tall two storied asymmetrical façade, which is little altered over the almost 120 years since design. A secondary side entrance for 'trades' is less ornate presenting its façade to Ribbon Gang Lane and serving as the trades apprentice entry.

It was designed in the office of the Colonial Architect (W.L. Vernon) from plans prepared for public school buildings designed by William Edmund Kemp, an Australian born Architect indentured to Blacket, who worked in the Colonial Architect's Office. The work was supervised by Roberts and the contractor was W. G. Brewer of Marrickville.

An exemplary late 20th century building in 'Federation Free Style' design clearly influenced by the American Architect Henry Hobson Richardson (in a style called Richardsonian Romaneqsue[8]).

[7] Noni Boyd, Heritage Officer, Institute of Architects
[8] Noni Boyd, Heritage Officer, Institute of Architects

Criterion (d) – Cultural Significance

The building's form and fabric articulate the Victorian attitudes to class separation making a clear distinction between the 'upper class' in the front William Street building, and the 'working class' in the rear , laneway building.

The chemistry rooms, administration offices and technological museum were housed on the ground floor of the front main building while on the upper floor were the lecture hall, four classrooms, and carpenters' shops. At the rear of the site, separated by a lane and courtyard, was the cookery school and plumbers' shop and quarters for the caretaker above.

The internal finishes further reinforced this class distinction. The front building was well lit, well ventilated and designed around a spacious crafted central timber staircase with skylight above. Quality detailing features are evident in ceilings, doors, fanlights, fireplaces, windows and finishes. The building at the rear features rudimentary finishes and materials such as a modest off-the-shelf timber staircase, ripple iron ceilings or plain plasterboard, simple rectangular windows with low arch and basic panelled doors, without fanlights.

Criterion (e) – Educational or Technical Significance

Associated with WJ Clunies Ross who was instrumental in establishing this college. His son Sir William Ian Clunies Ross (Bathurst born 1899 – 1959) was the founding director of the CSIRO and one of Australia's pioneering scientists.

Associated also with Arthur Collingridge (1853-1907), an important artist, engraver and art educator, who taught art at the College. One of his students was Henry Garlick (1878-1910). Work of both artists is held in public collections.

An important feature of the original building is the ventilation system. A combination of high light windows for cross ventilation and Tobin tube ventilators. The Tobin Ventilation System had become very popular for public buildings in the Victorian era.

Circumstances influenced the courses offered. For example: Initially the prevalence of geology and chemistry in the early college curricula can be related to the district's gold and copper mining.

In 1939 the war started and Bathurst became a training centre for RAAF technicians and the College acquired new machinery and equipment. After the war the impetus was maintained through the training of tradesmen under the Commonwealth Reconstruction Training Scheme.

The multi-purpose museum of applied arts and science, under the direct administration of a colonial, later state government, and it played an important role in preserving Bathurst's history.

Criterion (f) – Rarity

The Bathurst TAFE is the only purpose built Technical College designed by W.E. Kemp outside the Metropolitan areas and is one of only three remaining such buildings. It is the last Technical College he designed and is an outstanding, well-preserved example of this type of architecture. It retains almost all its original fabric inside and out.

Criterion (g) – Typical or Representative -

A purpose built institution that is characteristic of the then current higher educational institutions of NSW. The building articulates the Victorian and early Federation philosophy on education.

3.13 STATEMENTS OF SIGNIFICANCE THE TAFE BUILDING

Drawing together all the main points described in the criteria above for the TAFE building the following is a revised Statements of Significance.

Built in 1898 the TAFE building is rare and retains most of its original fabric as a purpose built Technical College. Designed in the Colonial Architect's office (W.L. Vernon) from plans prepared for public school buildings by William Edmund Kemp, (an Architect originally indentured to Blacket), the work was carried out by W.G. Brewer of Marrickville.

The building is associated with a number of prominent individuals including W. J. Clunies Ross, pioneering scientists and teachers such as Arthur Collingridge and Henry Garlick and later with J.B. Chifley, 1946 Prime Minister who enabled equipment from the Small Arms factory to be installed at the college. An exemplary late 20th century building in 'Federation Free Style' design clearly influenced by the American Architect HH Richardson (in a style called Richardsonian Romaneqsue).[9] The college is characteristic of the higher educational institutions of NSW. The building articulates the Victorian and early Federation philosophy on education.

A landmark building in William Street addressing the street with a tall two storied asymmetrical façade, which is little altered over the almost 120 years since design. A secondary side entrance for 'trades' is less ornate presenting its façade to Ribbon Gang Lane and serving as the trades apprentice entry. The physical layout and finishes reflect the Victorian era class system. The front building was the main museum and lecture spaces presenting as a gentlemen's facility. The rear building with its combination of Cooking School and Plumbers Shop, ablutions and Caretaker's flat above, represented the trades.

Its multi-purpose museum of applied arts and science, played an important role in preserving Bathurst's history.

Another important technical feature of the original building is the ventilation system. A combination of high light windows for cross ventilation and Tobin tube ventilators. The Tobin Ventilation System had become very popular for public buildings in the Victorian era.

Circumstances influenced the courses offered - the prevalence of geology and chemistry in the early college curricula can be related to the district's gold and copper mining. In the war years the college offered training for RAAF technicians.

The building is the only purpose built Technical College designed by W.E. Kemp outside the Metropolitan areas and is one of only three remaining such buildings. It is the last Technical College Kemp designed and is an outstanding, well-preserved example of this type of architecture retaining almost all its original fabric inside and out.

[9] Noni Boyd, Heritage Officer, Institute of Architects

3.14 SIGNIFICANCE LISTING

This building is currently listed locally as TAFE College building (Former) on Bathurst Regional LEP 2014 as part of item 117.

In the 'Comparison' section of this plan the following conclusions were reached:

- The Bathurst TAFE in William Street is the only purpose built Technical College designed by W.E. Kemp outside the Metropolitan areas of Sydney and Newcastle.
- It is only one of the three remaining such buildings.
- It was the last of Kemp's College buildings as he died in 1898.
- The TAFE building is clearly a unique, outstanding and well-preserved example of this type of architecture, both internally and externally.

It appears that none of WE Kemps buildings are State listed at this time. Only two technical colleges are state listed and neither one was a purpose built TAFE building. They are the Albury technical college built as a Telegraph Office, and the Liverpool TAFE which was originally a hospital.

This TAFE building was designed by an important government architect, Kemp, and designed for the purpose of technical education. This would make both a rare addition to the State Listings as a purpose built technical college, and an excellent representative example designed at the height of Kemp's education design practice.

This plan recommends the Bathurst TAFE building (former) as being of State Significance.

3.15 HISTORY THEMES

The following table shows the correlation of National, State and Local themes for NSW with local examples from places currently listed or of high level of significance within the Bathurst Town Square.

Australian Theme	NSW Theme		Notes	Examples
3 Developing local, regional and national economies	Events	Local themes	Activities and processes that mark the consequences of natural and cultural occurrences	Museum Lectures Wartime activities
6 Educating	Education	Local themes	Activities associated with teaching and learning by children and adults, formally and informally.	Museum Teaching Lectures Laboratories

Australian Theme	NSW Theme		Notes	Examples
8 Developing Australia's cultural life	Creative endeavour Leisure	Local themes	Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works.	Theatre productions Trades and craft courses

3.16 LEVELS OF SIGNIFICANCE WITHIN THE BUILDING

Following in plan form in graded colours, are the levels of significance from a very high level of significance to low or no significance.

These significance diagrams, and the schedules that follow, provide a recommendation in terms of what fabric should be retained and what fabric may be removed or changed to facilitate redevelopment of the site. The important thing here is to retain building fabric and areas with levels of the highest significance when any new development occurs, while it is possible to remove or readapt areas of moderate or no significance.

Recovery of significance can occur with removal of non-significant fabric and finishes such as the removal of non-original paint from face brick walls, and from originally stained timber ceilings, cornices and skirtings. Also by replacing missing fabric. Although in this case there is very little missing. An example is the fire place mantles and surrounds which are missing in some spaces. (Though recovery of function is not required.)

Refer to Part 7 of this Plan for policies.

3.17 SIGNIFICANCE PLAN: GROUND FLOOR TAFE BUILDING

Figure 37 Part 3: Ground floor TAFE building. Significance ratings

3.18 SCHEDULES OF EXISTING FABRIC GROUND FLOOR

Significant fabric Schedule 1 adopted from 'Site inspection notes' Inspected 15th & 23rd April 2014 **TAFE Building Ground Level** (Note: If more detail is required the heritage adviser should be asked. As a guide – if it is original (1890s) then it is of a high level of significance.)

Space No	Historic Space	Floor and skirting	Walls	Ceiling and cornice	Fire Place, doors, and windows, other items	Non-significant fabric (that can be removed)
1	External William Street porch	Concrete floor slate thresholds brick skirting	Face brick in English bond, stone bands, terracotta detailing. Wall signs.	Plaster ceiling with deep articulated cornice.	Timber double hung windows. Deep panelled doors, arched heads, wrought iron gate	Any electrical items
2	Entry Foyer and central (main) staircase	Timber floor, deep timber skirtings. Timber stair case.	Rendered and face brick work in English Bond (through-out original building).	Plaster ceiling with deep cornice, central plaster rose. Timber lining to underside of stairs	Deep panelled doors, arched heads, with half round and rectangular fan lites in multiple small coloured glass lites.	Wall hung items: wall shelves, pigeon shelves, display cabinets and board fixed over reception counter, wall signs. Electrical lights. Carpet. All paint. Two modern full glass doors into space 11.
3	Admin room Office Reception Councillor	Timber floor, deep timber skirtings	Rendered brickwork. Marble fireplace. Picture rail	As above	Timber double hung windows with half round heads. Deep panelled door. Timber framed glazing above counter	Many wall hung items: shelving, notice board, cupboard, heater and service conduits. Electrical lights. Carpet. All paint.
4	Museum Art Gallery Typing Room	As above	Brickwork with Tobin tubes	Timber stained	As above plus door with half round fanlight. Carved timber pediment over porch door. Framed and roofed internal entry. (Not original but high significance). Doors with Museum sign original but probably hinged when built.	Wall hung items: blackboards, heaters, ducting and Electrical lights. Side walls of plasterboard and timber board lining. Sink cupboard. Carpet. Paint. (not stain)
5	Museum Art Gallery Typing Room	As above	As above	As above	As above	As above
6	Museum Art Gallery Typing Room Micro Room	As above.	As above	As above	As above	As above, plus ducted skirtings on new walls.

Space No	Historic Space	Floor and skirting	Walls	Ceiling and cornice	Fire Place, doors, and windows, other items	Non-significant fabric (that can be removed)
7	Hallway classroom	Timber floor, deep timber skirtings	Timber panelled walls and brickwork	Timber stained	Timber doors, panelled, some arched over. External doors ledged and braced	Wall hung items including: notice board, firefighting equipment, electrical lights, tie rods, carpet, paint, (not stain).
8	Originally part of space 7-School inspector	As above	External walls brickwork	-	Double hung timber windows	All plasterboard partitions, doors, ceiling and stairs to mezzanine.
9	As above Duplicate	As above	As above	-	As above	As above.
10	As above Store	As above	As above	-	As above	As above
11	Classroom Shorthand Admin and Principal Balance room.	Timber floor with brick well or water tank below.	Brickwork. Timber lined 'dumb waiter' lift. (Not original but moderate significant)	Timber lined with deep beams ceiling.	Stained timber panelled doors. Timber double hung windows.	Wall hung items and counter, ducts, conduits, electrical lights and fans. Carpet. Paint. Glass doors. Quad skirtings. Replace missing fire place mantle and surround.
12	Laboratory Admin office	As above with some original timber skirtings	External walls painted brickwork.	-	Stained timber panelled door.	Internal partition wall. Wall hung items, plaster wall lining, flush door, shelving units, conduits, lights, paint, carpet.
13	Originally part of space 12 Student Councillor	As above	External brick walls	-	Timber double hung windows	Internal walls and doors shared by space 14 and 11. Cupboards, conduits, lights, paint, carpet.
14	As above	As above	As above	-	As above	As above
15	Arched entry way Ribbon Gang Ln.	Concrete paving. Quad brick skirting	Face brickwork.	Ripple iron ceiling and metal scotia cornice.	Wrought iron gates	Iron screening tacked onto gates. Services, conduits and light fittings
16	Plumbers shop, Offices		External brickwork Tobin tubes.	Timber	Timber double hung windows and framed board lined doors.	Access door to space 25. Internal doors and partitions. Services, noticeboard, heating, paint.
17	Staircase and rear entry area	Timber stair case. Slate door threshold	English bond brickwork.	Ripple iron ceiling and metal scotia cornice	Timber double hung windows. Timber doors with highlight. Timber tap cupboard.	Ducting, fire service and conduits. Vinyl, paint.

Space No	Historic Space	Floor and skirting	Walls	Ceiling and cornice	Fire Place, doors, and windows, other items	Non-significant fabric (that can be removed)
18	Heritage Room. Dining. Originally space 23		Weather-board linings.	Timber boarding with quad cornice	Timber framed double hung windows.	The whole space can be removed or modified. Moderate significance only.
19	Vestibule originally space 23		Brickwork	As above		As above
20	Cooking Cookery school kitchen	Timber floor and skirting	Brickwork painted. Chimney Timber dado rail	Ripple iron ceiling metal ceiling rose, metal cornice	Double hung timber windows. Panelled door.	Flush door. Ducting, fire service and conduits. Vinyl, paint.
21	Scullery, Tea Room, Kitchen	Timber quad skirting	Brickwork painted. Gas light fitting.	As above	Timber double hung windows.	As above plus adjoining door to 22
22	Small store, change room & passage	-	Brickwork. Short wall of former WC is option for retention			Ceiling, central partition and doors
23	Court-yard Open space		Face brickwork		Panelled doors and double hung windows.	Ramps, steps, hand - rails, steps and unoriginal spaces 18,.19 and 24 and walkway overhead
24	Toilets					Can be removed
25	Mezzanine					Can be removed
26	office		Original brickwork	Timber lined with deep beams ceiling	Timber framed double hung windows.	The whole space can be removed or modified. Moderate significance only.
27	F & M work-shop		Original brickwork.	As above	As above	As above
40	Stables Garage		Unlined Corrugated iron externally	Timber trusses exposed, unlined	Timber shutters. Double timber ledged and braced doors	The whole space can be removed or modified or relocated. Moderate significance only.
28-39 & 41	Various spaces					Can be removed

3.19 SIGNIFICANCE PLAN: UPPER FLOOR TAFE BUILDING

Figure 38 Part 3: Upper floor TAFE building. Significance ratings

3.20 SCHEDULES OF EXISTING FABRIC UPPER FLOOR

Significant fabric Schedule 2 adopted from 'Site inspection notes' Inspected 15th & 23rd April 2014 **TAFE Building Upper Level** (Note: If more detail is required the heritage adviser should be asked. As a guide – if it is original (1890s) then it is of a high level of significance.)

Space No	Historic Space names and uses	Floor and skirting	Walls	Ceiling and cornice	Fire Place, doors and windows, other items	Non-significant fabric (that can be removed)
1	Lecture room Sewing	Timber floor	Brickwork	Timber lined, deep beams, central rose	Double hung timber windows. Small high ventilation windows to hall. Panelled door, small coloured glass fan light. Timber bi – fold doors	Notice board, electrical, tie rods, carpet,paint, (not stain), heater in fire place, carpet, ducted skirtings.
2	Stairs and hall See 2 Ground Floor	timber floor and skirting and timber stair case	As above	As above plus round skylights over.	Internal panelled doors with fan lights. High ventilation windows	Fire fighting equipment, electrical, carpet paint, (not stain), carpet.
3	Lecture room Carpenters Room	Parquetry, timber skirting and stage in same materials	As above plus dumb waiter. Tobin tubes.	Timber lined, deep beams shaped ceiling	Original 'Lecture Room' inscribed doors. Two original fire places. Double hung windows plus pediment over	Heaters, sink, notice boards, fire services. Electrical, carpet, paint, (not stain).
4	Learning centre Sewing	Timber floor	Brickwork	Timber lined, deep beams, ceiling rose	As per 1 above with highlight windows	Electrical, carpet, paint, (not stain), ducted skirtings.
5	Office, store	As above	As above plus rendered wall.	Timber lined, deep beams	Double hung window	Electrical, sink & plumbing, shelf, notice board. Carpet, timber skirting, paint.

Space No	Historic Space names and uses	Floor and skirting	Walls	Ceiling and cornice	Fire Place, doors and windows, other items	Non-significant fabric (that can be removed)
6	Lecture Hall Class Room	As above	Brickwork	As above	Double hung window, panelled door with fan light	Steps, fire escape door, notice board, white board, sinks and plumbing, electrical services and ducted skirting, carpet, paint.
7	Lecture Room Admin Office	As above	As above	As above	As above with coloured glass high lights	Notice board, white board, sink and plumbing, heaters, electrical services and ducted skirting, carpet, paint.
8	Typing Room Office	As above	As above	Ripple iron with deep cornice	Double hung windows panelled door.	As above plus feltex floor covering, flush door, partitions in archways.
9	Art Class Lecture Room	Timber floor	Brickwork	Ripple iron with deep cornice	Double hung windows panelled door	As above plus vinyl.
10	Caretakers' flat Lounge Meetings	As above	Internal brickwork		Panelled doors.	This space can be removed or altered.
11	Caretakers' flat Bathroom					This space can be removed or altered.
12	Caretakers' Bedroom 1 Office	Timber floor and skirting	Brickwork	Plasterboard ceiling.	Double hung window. Original marble fire place	Fire escape door & walkway. Heater in chimney. Plaster dividing wall between 12 & 13. All Services.
13	Caretakers' flat Bedroom 2	As above	As above	As above	Double hung window.	Heater in chimney Plaster dividing wall All Services.
14	Caretakers' flat Dining Office	As above	As above	As above	As above plus panelled door	Plaster dividing wall between 14 & 15 All Services.
15	Caretakers' flat Kitchen Tea Room	As above	As above	As above	As above	As above and all internal fixtures, cupboards and services.

Space No	Historic Space names and uses	Floor and skirting	Walls	Ceiling and cornice	Fire Place, doors and windows, other items	Non-significant fabric (that can be removed)
16	Upper level Rear staircase	Timber staircase	As above	Ripple iron plus cornice	Timber lined cupboard under stair.	All services, Vinyl and paint. Fire equipment.
17	Stair lobby GF	See Ground floor above				
18	Lobby	Timber floor	Corrugated iron, and brickwork	Plaster with batten covers		The whole space can be removed, modified or relocated. Moderate significance only
19	Office	As above	As above	As above		As above
20	Wool-classing	As above	Painted brickwork, timber board lining	Timber boards with latticed ceiling vents	Timber double hung windows.	As above

Refer to Part 6 of this Plan for Repairs.

3.21 HERITAGE MANAGEMENT POLICIES

The former TAFE building forms part of the Bathurst Town Square. Management will be influenced by the setting and buildings in its vicinity, in particular the nearby former Public School buildings. This is especially so if the two sites are joined in ownership or form part of a shared future development. Refer to the specific section of this Plan for the Bathurst Town Square and the Public School buildings.

Policies for the whole Bathurst Town Square that relate to the TAFE building include:

1. Revise the use of the Main Street Study findings and encourage conservation, repair and, or reconstruction of original building details including paint colour schemes. Refer item 52 of the Main Street Study (1994).

2. When extension opportunities arise strengthen the surrounding heritage precinct ensuring new design complements the setting in terms of scale and materials. Also recognize and retain the central historic axis through the Square.

3. Re-establish access through the site and design any access ways to coordinate with any proposed Bathurst Town Square palette.

4. Encourage adaptive re-use of the building.

5. Encourage site interpretation as part of any new development.

6. Follow the Burra Charter. An overarching guide in heritage matters is the 'Burra Charter'. This is the guiding document on conservation and sets out best practice. A full reading is recommended.

Policies specific to the TAFE building externally:

7. Maintain the original façade. As this building is a landmark building in William Street, addressing the street with a tall two storied and rare asymmetrical façade little altered over 120 years, its facade should be preserved against any and all change.

8. Do NOT permit any alterations or modernization of this facade including adding features such as façade lighting, verandahs, shop front awnings or balconies, or changing glazing in its type, style or character. For example: do not add glazing such as shop front windows. Do not alter the character of the face brickwork and terracotta detailing. Do not allow rendering or paint surfaces not originally painted. Maintain and repair all external wall and roof fabric. If special effects lighting is added to the building it must be with the approval of an heritage design professional and acceptable heritage impact.

9. Limit signage. Any signage on the building should reflect former signage in size, location and type which consisted of lettering attached to the building in one panel only, in the centre front façade of the Technical College building, or as noted below. The original signage has been removed but can be viewed in historical images. New signage should reflect this simple signage.

10. Any additional signage could, with approval, be placed below the basement level of the building either along William Street or on the returns of the building. Also a higher sign would be permitted on the right hand or left hand, return wall. Any new sign must be approved by council and should reflect the original sign in style, size and type face.

11. Temporary signage such as banners or flags must be approved by the BRC. Small entrance signs of less than 200mm in height, in lettering or braille, can be placed at existing building entry points.

Figure 39 Part 3: William Street facade showing possible sign locations

12. Re-establish the access. A courtyard and passageway between the front William Street building and the rear Trades building formed an important separation of purposes in the original Technical College and allowed access to Howick Street and Ribbon Gang Lane. This access has been lost over time when additions and alterations have been added, including the addition of toilets and a ramped access. The toilet block and ramp should be removed as intrusive to the original design and purpose and the courtyard, and the pedestrian link across the site re-established. (This may require additional design input to create accessibility.)

Figure 40 Part 3: Diagram showing original access across the TAFE site

General policies to retain significance

It is important in the preservation of the building and its setting to retain as much early or original fabric as possible, as noted in the policies above. New materials should be compatible with the old and new uses should be compatible with the former uses as far as possible.

13. Retain and maintain significant fabric, and forms from the first period of construction as the highest level of significance. (Refer to significance diagrams in sections 3.17 and 3.19 above.)

14. New materials should be compatible with the existing. When changes are necessary and new work is unavoidable, additional material will be brought onto the site. These materials should be selected as being compatible with the original materials, in actual kind and character, as far as is practicable. They should respect what has gone before.

15. New work should be removable. When new work such as partitions and construction as part of a new fit out or temporary use occurs this fabric should be removable and not damage original fabric.

16. Retain significant fabric. The earliest known building fabric on the site, currently intact, should be retained without alteration. These materials and finishes are noted in the Schedules of Existing Fabric in sections 3.18 and 3.20 above. If there is a choice to be made always retain

the highest significant fabric over moderately significant fabric, and that above fabric of low or no significance. In this way when change is necessary the designs should minimize the effect on original fabric.

17. When significant fabric must change, record the changes. Where, due to owner's needs, BCA or accessibility requirements change is necessary, changes should be recorded. Store significant materials if there is a possibility for reinstatement at a later stage.

18. Reinstate to an earlier state. As far as possible restore the building to a known earlier state when opportunity arises. For example in the TAFE building reinstate the access across the site as noted in policy 12 above and at the detail level reinstate missing items such as fireplace surrounds, roof detailing or missing doors. Refer to site inspection notes attached and notes on reconstruction work.

Policies arising from proposed uses of the building.

There are many possibilities for compatible uses in the future for this buildings (refer to community feedback). Preference should be given to those uses that respect the original fabric, are similar to historic uses, such as educational, performance and museum facilities, and allow public access. This is applicable whether it is a new use for the whole building or just part thereof.

If needed, any additions should be added to the rear of building so that visual impact is limited. Some specific guidelines will be developed for this purpose later in this Plan.

19. Discourage incompatible uses for the building.

20. Discourage unsuitable uses that will cause undue alteration to fabric.

21. Follow guidelines for additions to the building which should be compatible in bulk, scale and materials and mindful of the central historic access and skyline.

Policies arising from the physical condition

When repairs must be carried out and some new materials must be used, they should be chosen and used in a manner similar to the original materials. This type of work may include finishing existing brickwork where render has deteriorated, pointing up mortar, repairing or replacing missing components such as the roof detailing, repairs to original timber windows and doors, or replacing a missing mantel piece. The removal of non-significant materials and fabric will also create the need to repair original fabric. eg the removal of shelves, white boards, fire-fighting equipment and the like. Refer to Site Inspection Notes which list 'Potentially Damaged fabric'.

22. Carry out necessary repair work to prevent further damage. (Refer Part 6 - REPAIRS).

23. Repair fabric of the building to match existing fabric. This applies to all repairs whether it is for the repairs noted on the Repair Schedules, or for unknown damaged fabric such as water damaged floors and wall framing, or damage caused by the removal of non-significant fabric.

24. Repair unsatisfactory earlier work. If previous repairs or changes have left unsatisfactorily carried out work, remove the repair and replace .e.g. notches or gaps left where hardware has been changed; gaps and damage created by removal of services, poorly executed repairs such as cement based pointing up of brickwork.

25. Carry out general conservation works as outlined in this document and as necessary to bring the building into 'good repair' with a maintenance program to follow.

26. Plan for maintenance. Regular maintenance is an important part of the conservation of any special place. It should prevent a major expense from recurring. Develop a maintenance checklist so that regularly checks on the site, the plumbing and roofing fabric will occur. Protect the buildings from future damage by pests and the elements. See Guidance Documents below (section 3.23).

27. Maintain records. Maintain records of site works and repairs carried out on a regular basis. Record any new information about the history of the place that comes to light through on site objects or archival materials.

28. Provide reliable disabled access to comply with the current Australian Standard: Design for Access and Mobility. Refer to 3.26 and to Part 7 of this Plan for further advice.

3.22 ARCHAEOLOGY

There is some potential for archaeology on this site. In particular that potential relates to the incidence for former buildings on the site including buildings that accommodated ablutions for the former schools, the TAFE (1896-98 Technical College) and the site of the former School of Arts building. There are also some water wells or ground tanks on the site with potential for relics contained in them.

There were various locations for cesspits or toilet blocks and shelter sheds, and probably some toilets were located on the verandahs of the main Public School class room building, although its original plans no longer exist. (It was typical of Mansfield to put the ablutions on verandah spaces.)

Before pan toilets came into use, cesspits were in use. If a former cesspit location is disturbed they are likely to contain some interesting artefacts.

Put simply, cesspits are deep pits dug into the ground, below a small 'closet', fitted with a seat or row of seats, to collect waste, until such time as it seeps away or can be dug out and relocated… the key feature of a cesspit is that waste is not carried away in pipes' [10].

This waste area potentially leaves behind a refuse of various items such as broken toys, utensils, crockery and shoe wear. Any such items, and the construction of the cesspit itself, would be of interest.

If archaeological materials are likely to be present and disturbed an Archaeological Assessment should be prepared in accordance with the NSW Heritage Office guidelines for preparation of Archaeological Assessments. This should be done before discovery – at the design development stage, if new works are likely to affect the designated areas. Then if archaeological materials are disturbed a procedure will be laid out that will include notification of the BRC and Council's heritage advisor.

Any significant moveable heritage that is located on site should be fully recorded and, where possible, examples of the items retained in situ. There are examples of this already contained in a

10 Crook, P. & Murray, T., 2004. "The Analysis of Cesspit Deposits from The Rocks, Sydney." p.45

display cabinet in the AFMM. Those artefacts were the result of re-fitting that building with new services and a new floor.

In order to provide some guidance for the likelihood of archaeological items being found, the author has compiled a plan based on previous buildings on the site from the 1920s and earlier. The areas highlighted indicate former buildings and structures that may be disturbed in the process of adding new developments to the existing TAFE site.

In particular archaeological materials are likely to be located on the sites of:

1. The classrooms and ablution blocks to the north-west of the current TAFE building, and an area behind the headmaster's house where stables once stood and a well still exists.

2. The Former School of Arts Hall building to the north-east of the TAFE building.

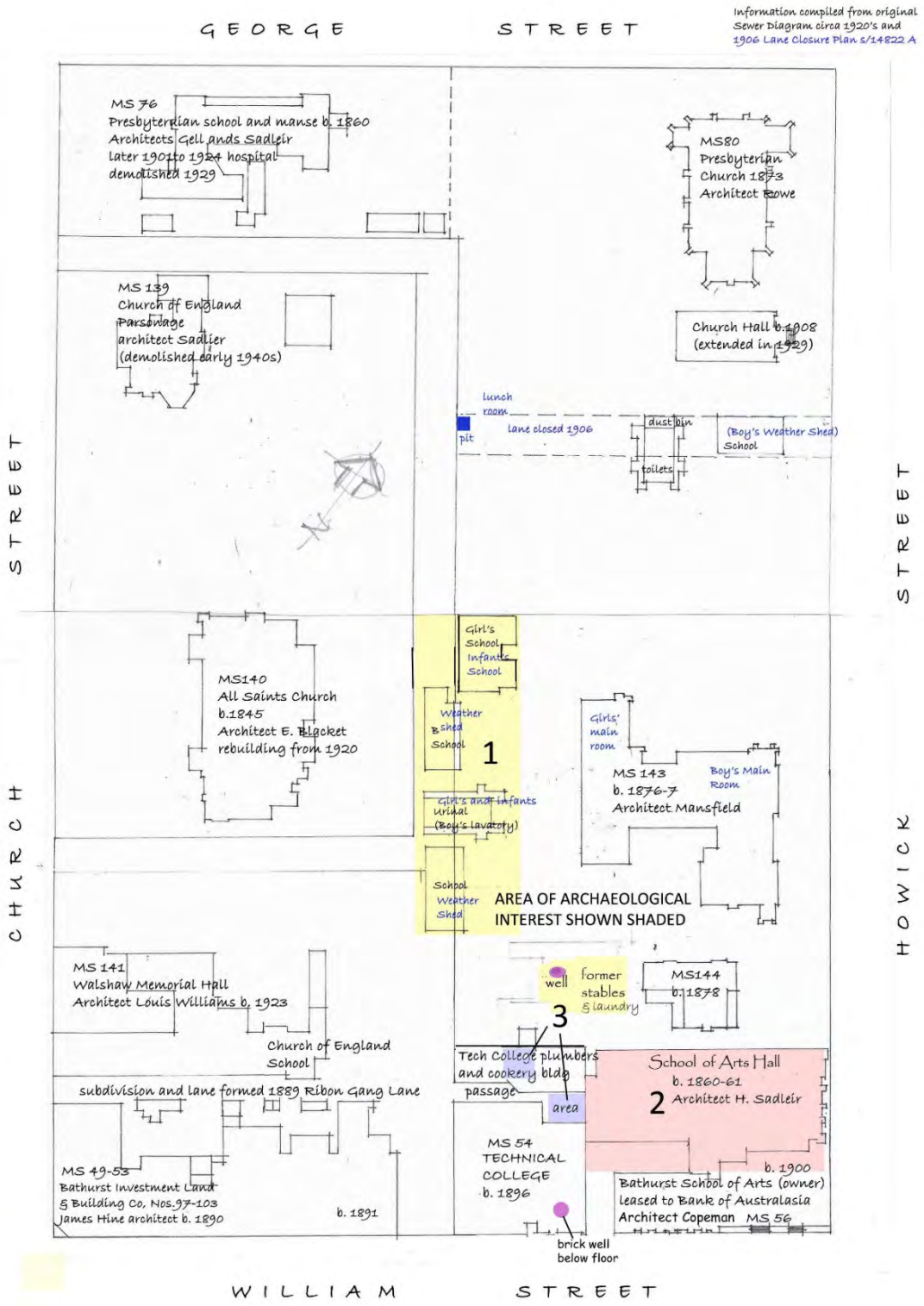
3. The toilet areas within the original footprint of the TAFE building.

4. The brick well or tank below the timber floor in space 11 of the TAFE building.

5. The former well(s) behind the TAFE building.

A toilet and dust bin area to the north of the Former Public School would have been of interest but was partially built over with the Bathurst PO and is unlikely to be disturbed again in the foreseeable future.

It is recommended that an archaeological assessment be completed and submitted with any future development application that may impact on the abovementioned sites.



- **Figure 41 Part 3: Map indication main areas of archaeological materials on the TAFE site**
  LEMON: Ablution areas, stables
  PINK: Former School of Arts Hall site
  PINK CIRCLE: Water well(s)
  BLUE: Former ablutions within the retained TAFE building footprint

3.23 GUIDANCE DOCUMENTS

A number of guidance documents could be developed to guide aspects of the future care and use of this building. These are:

Maintenance policy: Repetitive maintenance is the best way to avoid large repair costs in the future. Develop a systematic method of checking and reporting on maintenance needs. Refer to the Maintenance Checklist in this Plan (section 3.25).

Storage Policy: On site storage for the adjacent Museum is located on this site. Refer to Part 4 of this Plan. There should also be a plan for screened storage of bins and other visible tools or rubbish.

Interpretation: 'Interpretation' is the method employed to communicate the value and meaning of the TAFE or Public School buildings and their history and value to others. It is important for people to understand the significance of the building. The Heritage Branch of the Heritage Council of NSW, supported by the Heritage Division of the Office of Environment and Heritage, have a guiding document 'Heritage Interpretation Policy and Principles' which is available on line.

Conservation work on the building will also lead to improved visual appreciation of the building. The replacement/repair of missing or badly damaged elements such as the roof cresting, a new appropriate paint scheme or other repairs, will aid interpretation.

Consider a small brochure or booklet being developed to explain the history and significance of the building to future users, or at least prior to expressions of interest documents for development are released. Refer Interpretation.

3.24 STANDARD EXEMPTIONS

The former Bathurst Technical College in William Street and the former Bathurst Public School buildings in Howick Street are recommended for State Listing in this study.

When State listing is considered standard exemptions should be applied.

All state listed items can use relevant 'standard exemptions' to carry out work on an 'as needs' basis. Standard exemptions cover minor work that are unlikely to have a material effect on the significance of the place. They also provide a good guide as to what work can be carried out on a significant item without a formal application.

Standard Exemptions that could apply include the following:

- Maintenance and Cleaning.
- Repairs, matching the original work.
- Painting existing painted surfaces such as render, steel or timber.
- Excavation, unless there is archaeological potential.
- Restoration, where original material was removed and is to be reinstated.
- Minor activities with no "material affect" or adverse impact on heritage significance is caused.
- Temporary structures.
- Landscape maintenance.
- Signage such as interpretive signs.
- Compliance with minimum orders.

- Safety and security such as temporary fences or structural stabilization due to damage posing a safety risk.
- Moveable heritage.

Refer to SITE INSPECTION NOTES which includes a schedule of repairs and maintenance later in this Plan.

3.25 MAINTENANCE CHECKLIST

Repetitive maintenance is the best way to avoid large repair costs in the future. Develop a systematic method of checking and reporting on maintenance needs.

The following checklist is given as a guide.

- Check water sources (down pipes, taps, gutters, run-off) to see that water is not causing any damage. Dripping taps and blocked downpipes have been a problem in this building.
- Look for any pools of water or water staining around the sides of the building.
- Look for any signs of dampness in the walls e.g. new signs of efflorescence, mortar eroding away, fretted or spalled bricks externally or drummy render internally. There are some rooms in the TAFE with damp that has been hidden by later linings. When walls cannot ventilate damp will worsen.
- Note changes to any wall cracks or ceiling alignment indicating movement. Note if the cracks are superficial or travel through a wall.
- Look at the condition of all surface paint, is it peeling, flaking or blistering. Are some paints lead paint?
- Note any mould growth. Again lack of ventilation will make mould growth worse.
- Inspect windows and doors. Do they operate properly? Are screens in place? Retain original hardware whenever possible.
- Survey the roof from the ground using binoculars and check for signs of leaks, non-functioning rainwater heads, loose roof slates or flashings, plumbing problems, or a deteriorated chimney.
- Instigate regular pest control: Termites, pigeons, wasps, or mice. If pigeon deterrents are in place (e.g. spikes, wires) are there new places they are getting a foothold?
- Finally look around the perimeter to see if there are any repairs needed or weeds removed.
- Make a dated list of repairs needing attention.

3.26 ACCESSIBILITY

Consider the following:

- Primary access: The primary access to the building could be off Ribbon Gang Lane and/or from Howick Street through the central original courtyard of the TAFE building. There are level changes but they are not as difficult as the William Street access. The level changes can be dealt with as sloped walkways, ramps, step ramps, threshold ramps and platform lifts where necessary.

- The staircase in the William Street lobby should be retained but some modification is possible. As it does not comply with current standards, a handrail of simple metal pipe rail can be added at the required height and the stair treads and risers may be acceptable with the approval of an access consultant.

- The TAFE building has a number of levels. A Lift must be added to provide a combination of access options. Good placement of the lift is imperative to serves a number of levels. A platform lift may be useful to serve individual points such as the Lecture Room stage.

Refer to Part 9 of this Plan for BCA Compliance notes.

PART 4 THE FORMER PUBLIC SCHOOL

Figure 1 Part 4: Detail of the former Public School classroom building. B Hickson Oct 2014

CONTENTS

4.01 PHYSICAL DESCRIPTION OF THE PUBLIC SCHOOL AND HEADMASTER'S RESIDENCE. (BLOCKS B & C)

The public school buildings consist of two buildings addressing Howick Street. The larger building was the main school building built in 1876-77 and designed by GA Mansfield. The smaller building was the Headmasters residence built in 1878. Both are Gothic and ecclesiastical in design which the Main Street Study describes as 'Victorian Free Gothic'[1]. The buildings are very formal in design but each is also asymmetrical.

Henry Bialowas in the 1998 CMP wrote: The School and adjacent Residence are extremely good examples of Victorian Rustic Gothic style. The house, one of the few remaining by Mansfield, is two stories with a steeply pitched and slate covered roof with pitched dormer windows. The filigreed barge boards are exceptional. The attenuated chimneys are handsomely proportioned, with sandstone from Pyrmont adding to the richness of detail. In addition both buildings have sandstone used in cappings, lintels, sills, steps and foundations.

The gabled slate roof of the school class room building also has a pyramidal ventilated tower with a lead spire. At the base of which is a pointed arched entrance with a label mould above.'

Figure 2 Part 4: Front and rear elevation Headmaster's residence. (BJH 4/2014)

Both buildings address Howick Street with a generous setback and lawn area to the foreground.

Their general design and finish complement each other with high pitched, slate lined gable roofs with decorative barge boards finishing with a quatrefoil at the apex. This fretwork is complimented with the verandah beam and brackets. The verandah detail on the main school building matches this. The verandah posts and brackets, while original in style, may have been replaced when the building was readapted as a museum. Some post bases especially on the headmaster's residence are failing and appear to be constructed of pine.

The windows to the residence are domestic in scale with timber framed double hung rectangular windows and the ground floor windows divided into three sets. The windows to the main school building at the rear are similarly timber framed double hung and rectangular except that there are small highlight windows above the verandah which are an unusual rounded lancet shape. The front windows in the main gables are much more ecclesiastical being tall and narrow, with various tracery

[1] William & George Street - Main Street Study p742

above. The heads of the windows vary from lancet, to rectangular to half round. Wind vents and solar collectors are located on the rear roof.

The north end includes a prominent tower with spire.

By making the headmasters residence two storied it helped it relate well to the much taller single storied school building.

The Victorian Gothic[2] or Victorian Rustic Gothic style was part of a cult of the picturesque buildings started in the early Victorian era. The protestant church in Australia tended to favour this design in churches and associated buildings.

The two buildings are listed on the Bathurst Regional Local Environment Plan 2014 as part of the listing of the Bathurst Town Square, no 117.

Figure 3 Part 4: Front elevation of the old public school (Image BJH 4/2014)

Figure 4 Part 4: A side view of the front elevation. (Image BJH 4/2014)

Figure 5 Part 4: Rear courtyard main Public School building. (Image BJH 4/2014)

The interior of the former Public School building.

Internally the Public School building (known as Block B has been readapted as the Australian Fossil and Mineral Museum (AFMM). This has been carried out to a high standard so that most of the new

[2] Identifying Australian Architecture; Apperly pp78

fit-out could be removed without causing harm to the original fabric. The walls are generally painted English bond brickwork. In porches the face brickwork remains. The floors are generally replaced polished timber boards with timber quad skirtings. The original flooring and its substructure has been replaced with steel bearers and joists and new T&G flooring. Carpet is used in walking and central display areas.

Ceilings in the former class rooms are generally exposed timber trusses set on timber corbel brackets, stain or paint finish with lining boards over. This creates large volumes of space and an opportunity to see how the spaces are constructed.

Figure 6 Part 4: Ceiling details

Figure 7 Part 4: Wall support for roof trusses

The interior of the former Headmasters Residence has been greatly altered by the removal of the first floor and all internal walls from the main section of the house. Additionally some partitions have been added. The walls are generally rendered brickwork painted inside with shaped dormer ceilings timber lined and painted. Windows are timber framed and double hung. The main space within the building now has exceptionally high ceiling heights with the dormer windows visible but cannot now be reached.

The former headmaster's cottage is in very poor repair. The removal of its internal upstairs floor and rooms may have helped the destabilisation of the building resulting in cracked walls and failing wall render. The space is generally crowded with disused loose furniture items.

Figure 8 Part 4: Roof and wall detail in headmaster's house - where floor has been removed

Figure 9 Part 4: Furniture left in the headmaster's residence and cracked and failing render

The four back rooms of the Headmasters residence, spaces 5, 6, 7 and 8 were created by the in-fill of the back verandah. They have little or no significance, and this area could be reinstated as a verandah at some later stage. Non-original timber framed partitions and doors internally could be removed or replaced. Refer to Significance Schedules 4.16 and 4.18.

4.02 EXTENSIONS AND ALTERATIONS

The main School building has had only minor alterations, while the Headmasters residence has experienced major internal changes as follows:

The School Building:

- Removal of some internal partitions and walls.
- Replacement of the rear Mezzanine space (7) and staircase with a new Mezzanine and stair.
- Alterations to the entry arrangement. The main access has been changed from the front to a rear on-grade entry. The front porches have become storage rooms.
- Replacement of the timber floor and substructure.

The Headmaster's Residence

- Removal of all upper floor rooms and stair case.
- Enclosure and added partitions to the rear L shaped verandah.
- Additional rear BBQ area.
- Additional internal partitions.

4.03 CONDITION

Externally both buildings are in fair to poor condition but with most of their original fabric intact or, in the case of verandahs, reconstructed.

School Building Block B externally is in fair to poor condition but is structurally sound. Roof plumbing needs attention with gutters and downpipes to be cleaned and secured. There is minor damage to glazing and sills. All external timber elements need repainting, but the main damage is from two sources, water and pigeons as follows:

1. Water penetration of the building from roof plumbing failure. Ceiling failure in the rear porch, space 10, needs urgent repair.

2. **Pigeon and their guano** are present in quantity adding to the generally unhealthy environment. They are accessing the front tower and blocking up stormwater systems.

Refer to Repairs section, Part 6, of this plan.

Figure 10 Part 4: Pigeon roosting on parapet wall

Figure 11 Part 4: Pigeon guano on front steps

School Building Block B internally is generally in very good condition and well maintained. It houses the Somerville collection of fossils and minerals and has been renovated for that purpose. The original walls and ceilings are generally visible. Store rooms (formerly porches) are in the poorest condition.

The former headmaster's house (Block C) externally is in very poor condition due to the structural failures of some footings with a possible contributor being the removal of almost all of its upper floor building fabric. And again there is a pigeon problem. A structural report has been provided that recommends underpinning of the western wall and repair to cracking. Further investigation is also recommended in this report in relation to the reinstatement of internal walls and stair.

Roof plumbing needs attention with gutters and downpipes to be secured. The external posts on the verandah are in especially poor condition and appear to be reconstructed 'pine' posts that need urgent attention.

Figure 12 Part 4: Gutters and downpipes generally need reseating

The former headmaster's house (Block C) internally is in very poor condition due in large part to the complete removal of significant fabric – the upper floor and internal partitions, as noted above. This may have destabilized the building which is suffering cracking and failure of rendered wall lining on the inside. As above mentioned, a structural report recommends underpinning of the western wall and repair to cracking but further investigation should be carried out to ascertain the stabilising value of reinstating the missing floor, or installing cross beams and bracing to stabilize the structure prior to repairs being carried out on the wall damage that has resulted.

Figure 13 Part 4: Removed internal floor and walls provides a large open ceiling space

Figure 14 Part 4: Wall movement has caused cracking and failure of internal render

Condition summary: Externally the buildings are in fair condition with most of their original fabric intact, or, in the case of verandah, reconstructed. The interior of the former headmaster's house (Block C) is in very poor condition due in large part to the removal of significant fabric – the upper floor, and internal partitions. This may have destabilized the building which is suffering cracking and failure of rendered wall linings.

Refer to Calare Civil's 'Engineering Assessment' December 2012.

4.04 HISTORICAL PHOTOGRAPHS & DRAWINGS

Historical photos or drawings of this building are rare but when available suggest that the external building fabric has seen little change over time.

Figure 15 Part 4: Howick Street facade Public School. (Image John Collins 1974)

Figure 16 Part 4: Streetscape image showing both buildings from 1974 Bathurst Study

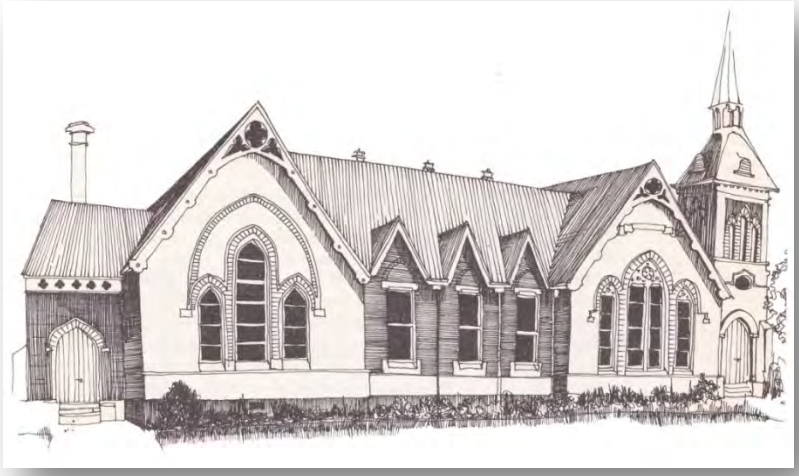


Figure 17 Part 4: Drawing by Stephen Pile 1975

Figure 18 Part 4: Douglas Annand working on wall mural in entrance hall of the Public School 31 December 1940 (State archives)

4.05 PLANS OF THE PUBLIC SCHOOL

Original plans of the School buildings cannot be obtained and may no longer exist. This measured drawing of the former Headmasters residence was drawn in 1986. The section shows that the upper floor and most room walls had by then been removed. Some additional partition walls have been installed since.

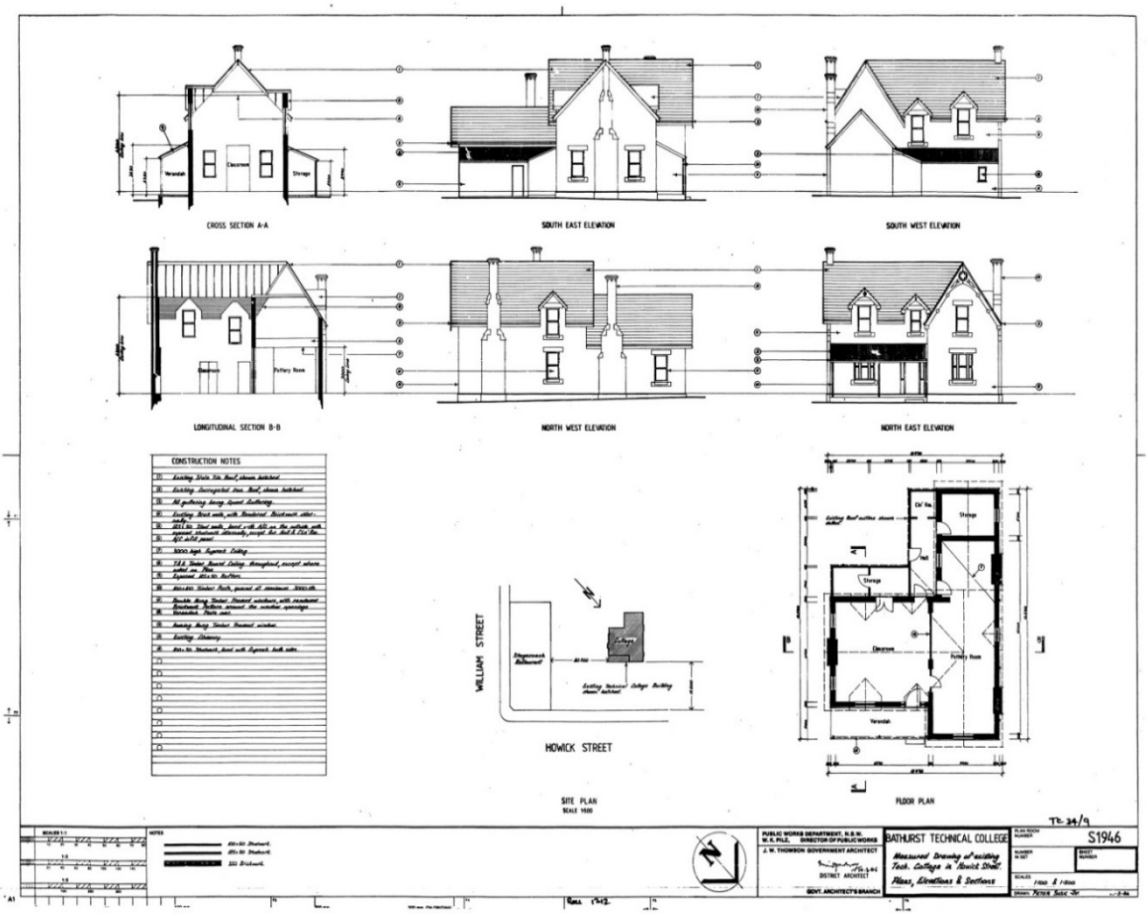


Figure 19 Part 4: Measured drawing of existing technical college in Howick Street. Public Woks 1986

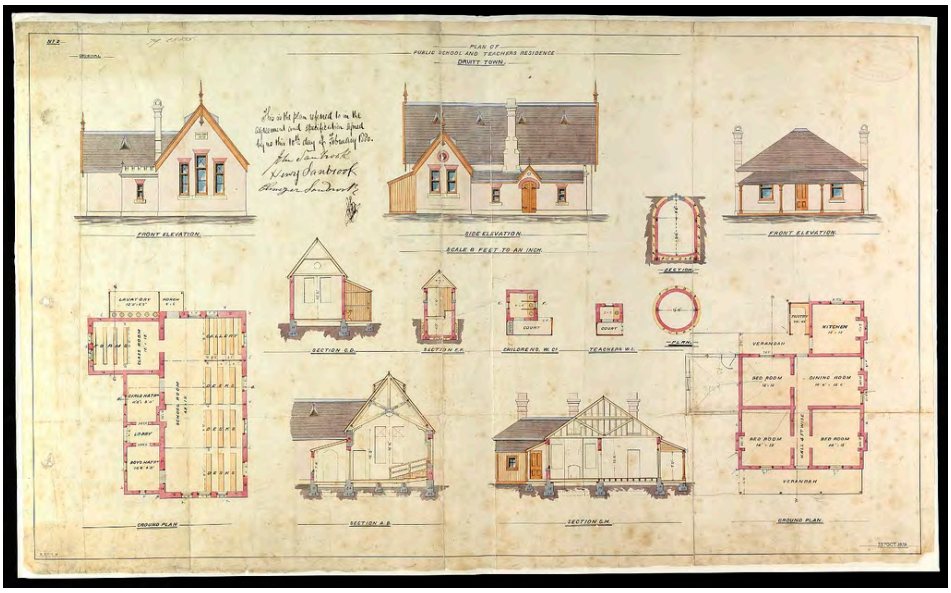


Figure 20 Part 4: The drawing above by Mansfield of the Public School at Druitt Town October 1887 (State Records NSW 9) provides an example of how the building plans for Bathurst would have been presented originally.

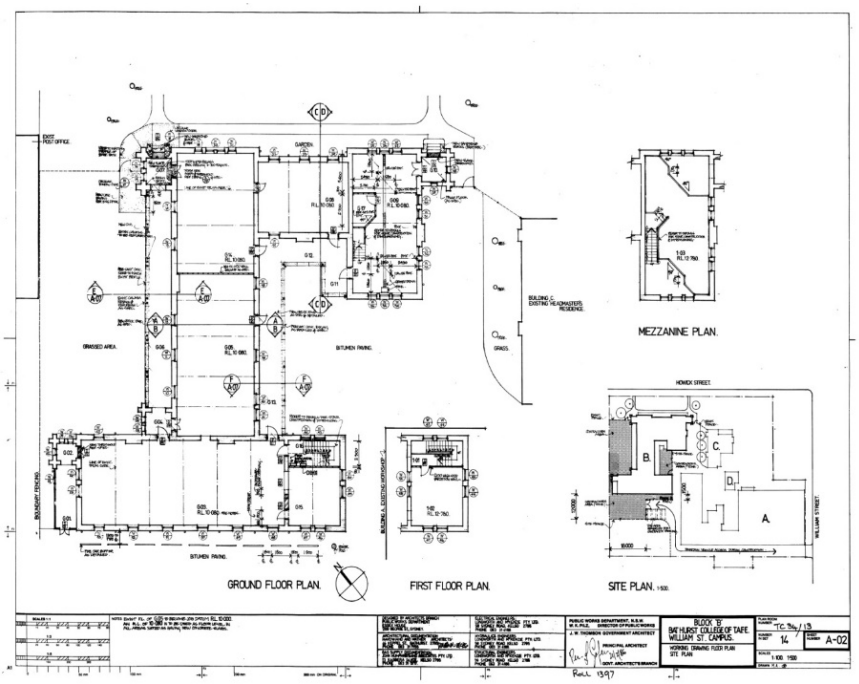


Figure 21 Part 4: The 1986 measure drawing FLOOR PLAN & SITE PLAN. A number of alterations have occurred to the building since this drawing was made with some partitions removed, walls opened, the mezzanine floor and stair case replaced and internal display partitions added.

On the right hand side of the above site plan drawn in 1986 an additional wing has also been added to the TAFE building for Automotive Mechanics workshop.

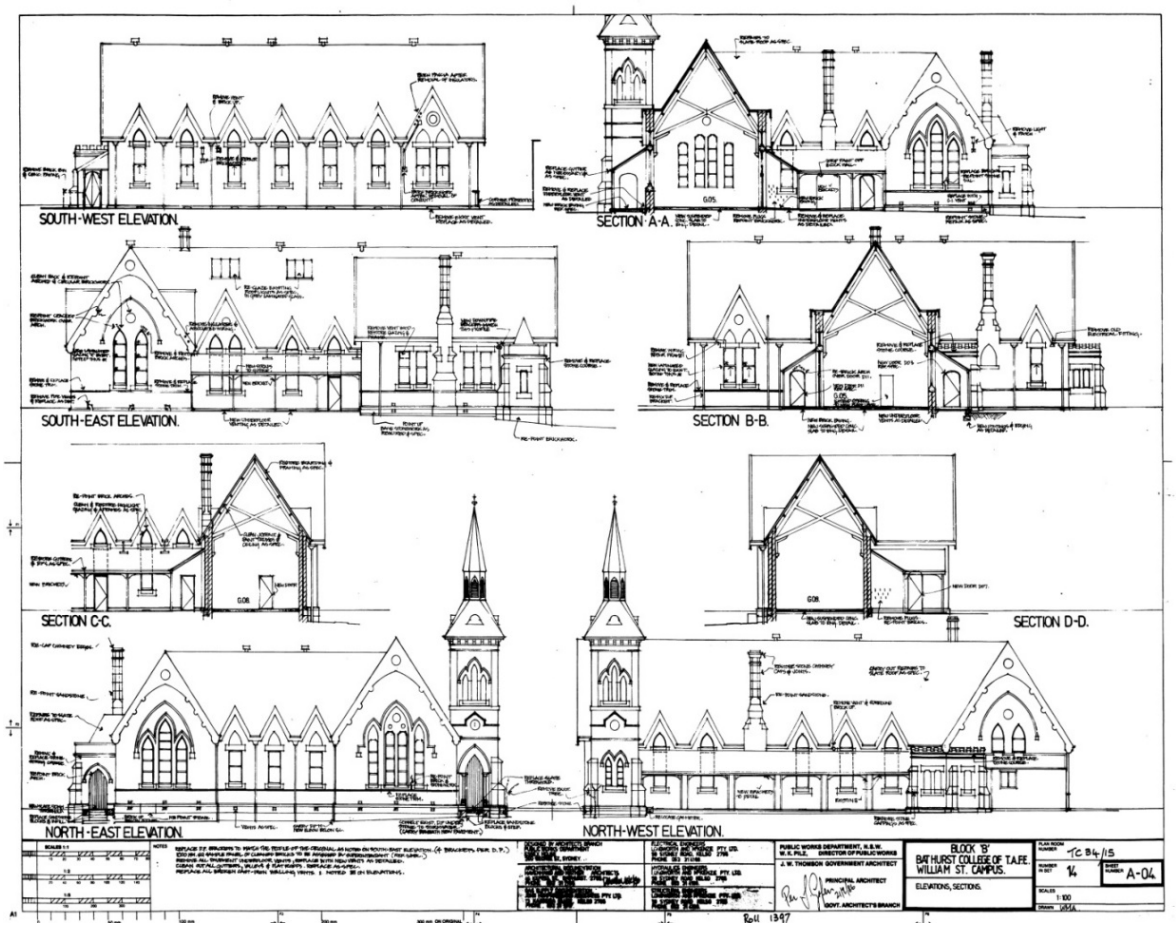


Figure 22 Part 4: The1986 measured drawing ELEVATION & SECTION of the former Public School building. Many small alterations and repairs were carried out at that time. For example post brackets were replaced, the slate roof repaired, stone trims replaced and some repointing to brickwork and stone.

4.06 SUMMARY OF PHYSICAL DESCRIPTION OF THE FORMER PUBLIC SCHOOL (BLOCK B) AND HEADMASTERS RESIDENCE (BLOCK C) PHYSICAL.

- The land is zoned B3 Commercial Core under the Bathurst Regional Local Environmental Plan 2014 and is within the Bathurst Conservation Area.
- Both buildings are listed as heritage items under the Bathurst Regional Local Environmental Plan 2014.
- The two buildings address Howick Street. The larger building was the main school class room building and the smaller, the Headmasters residence. It may also have contained an office and related spaces.
- Built in 1876-77 and designed by GA Mansfield the buildings are Gothic and ecclesiastical in design described as 'Victorian Free Gothic' [3] or 'Rustic Gothic style'[4].

[3] William & George Street - Main Street Study p742
[4] Henry Bialowas CMP 1998

- The Victorian Rustic Gothic style was part of a cult of picturesque buildings started in the early Victorian era. The protestant church in Australia tended to favour this design in churches and associated buildings.

- The buildings are very formal in design but each is asymmetrical. They complement each other with high pitched slate covered gable roofs with decorative barge boards finishing with a quatrefoil at the apex. This fretwork is complimented with the verandah beam and brackets. Sandstone believed to be from Pyrmont is used in cappings, lintels, sills, steps and foundations. Timber framed windows vary with heads of the window in lancet, rectangular or half round shapes.

- The north end of the classroom building features a prominent tower with spire.

- The headmaster's residence was two storied to help it relate in mass to the taller single storey school building.

- The interior of the Headmaster's House has been greatly altered by the removal of the first floor and internal walls leading to a loss of significant fabric and some structural damage. It is in very poor condition. The building now has exceptionally high ceiling heights and dormer windows that cannot be reached.

- In 1986/87 various repairs were carried out to the main school building.

- The internal space of the main school building was refurbished and readapted as the AFMM housing a significant collection, the Somerville collection. Internally this remains in good condition. There has been some loss of original fabric being principally a mezzanine floor that has been replaced, the brackets and some posts and all timber flooring also replaced.

4.07 COMPARISONS

There are many comparative buildings. The following are listed as State significant:

Crown Street Public School (1869)

This building is a large Victorian school typical of Mansfield's work. This large two storied building is in the Gothic Revival tradition. Built in face brickwork with featured stone sills, cornices and parapets and a steeply pitch roof with tower, now clad in corrugated iron.

State listed in April 1999, this building shares a similar appearance in detail to the Bathurst school except much taller.

Figure 23 Part 4: Crown Street Public School Historic image, Department of Education

Gordon Public School (1876-9)

Now used as the Gordon library this building again was typical of Mansfield's work. A large sandstone building in Gothic Revival it has steeply pitched timber trussed roofs originally slate lined (now tile). Decorative arched gables, finials and barge boards with cut out quatrefoils similar to those at Bathurst.

Figure 24 Part 4: Gordon former Public School. Image Google

Deniliquin former Public School and Headmaster's Residence (1879-80)

A gothic revival style school group very similar in many respects to Bathurst's former public school group. It was closed as a school in 1972 and is now used as a museum.

Figure 25 Part 4: Deniliquin former Public School. Image by Stuart Read from the heritage website

Upper Castlereagh Public School and Residence (1878)

Another GA Mansfield pair of buildings in Gothic Revival style of the period. In a rectangular plan the building displays the typical high pitch roof, decorative barge boards and face brick walls. Stone detailing on sills and buttresses. The buildings were in very poor condition with boarded up windows and in disuse when the listing was made in 1977.

Figure 26 Part 4: Upper Castlereagh Public School. Images Google

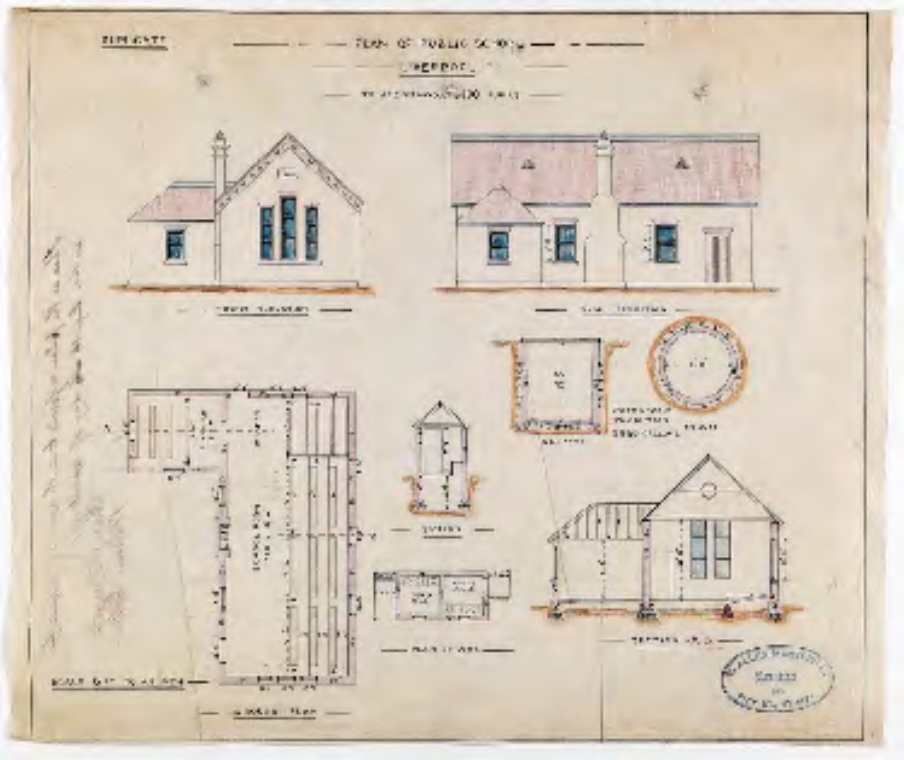


Figure 27 Part 4: Typical school plan, possibly the Upper Castlereagh Public School above, listed only as Penrith

Based on the existing State listed school buildings, the Bathurst former Public School designed by GA Mansfield is an equal or better group in many respects than those above, and is recommended for State listing.

4.08 PUBLIC SCHOOL HISTORY SUMMARY

- The first school in Bathurst district was constructed around 1828 in Kelso.
- A Presbyterian school was constructed in 1841 in William Street, and in 1859 contained a teachers residence at one end.
- In 1877 a new Public School building erected which occupied the site of the former Bathurst Post Office.
- One of the first large schools built entirely from Government funds
- The School and adjacent Residence were designed by the Architect George Allen Mansfield in 1876-77 and served as a school till the 1930s.
- The government high school was first housed in the Public School. Enrolment was initially for boys only, with girls admitted from 1884.
- Closed in 1898 for want of students. By this time the Bathurst Public School was raised in status to that of a superior public school, which was able to offer students qualifications of a

level to allow entry into the public service. This development further challenged the viability of a state high school.

- 1955 became part of the TAFE facilities.

In WWII the school served as a canteen and recreation centre and became part of the TAFE in 1955.

4.09 SIGNIFICANCE HERITAGE CRITERIA

A statement of significance is developed to provide the principal basis for future management and planning policies for the building. To make this assessment it is important to examine the ways the place is of value to the community. The Burra Charter provides the process of assessing cultural significance. (A copy of this is **attached** to this document).

Based on the Burra Charter the Heritage Branch, Department of Planning, guidelines provide seven (7) criteria through which such an assessment can be made. These criteria are:

Criterion (a) - Historical Significance - a place is important in the course, or pattern, of NSW's cultural or natural history.

Criterion (b) – Social Significance - an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history.

Criterion (c) – Aesthetic Significance - an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

Criterion (d) – Cultural Significance - an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons.

Criterion (e) – Educational or Technical Significance - an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history.

Criterion (f) – Rarity - an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history.

Criterion (g) – Typical or Representative - an item is important in demonstrating the principal characteristics of a class of building in NSW's.

At the same time four values, adopted from the Burra Charter represent the generic values of heritage. These are Historical, Aesthetic, Scientific and Social significance. A place need only be significant in one of these areas, or may be significance in all.

4.10 THE FORMER PUBLIC SCHOOL (BLOCKS B AND C) ASSESSMENT OF SIGNIFICANCE

The NSW Heritage Office web site provides the following statement of significance for the former Public School:

> *'An excellent example of a Victorian gothic school building in good condition. Adds dignity, scale and interest, as well as reinforcing the gothic character imparted to the centre of the city, by its many churches. A good example of the work of G. A. Mansfield and a reminder of the importance given to education in early Bathurst.'*

This CMP provides a review of significance through the NSW heritage criteria as follows:

Criterion (a) - Historical Significance

Built in 1876-77 the school and adjacent residence were designed by GA Mansfield and served as a school until the 1930s. It was one of the first large schools built in NSW entirely from Government funds.

The building occupied the site of the first Bathurst Post Office. In 1955 it became part of the TAFE facilities.

Enrolment was initially for boys only, with girls admitted from 1884. By 1898 the Public School was raised in status to that of a superior public school and was able to offer students qualifications of a level to allow entry into the public service.

Criterion (b) – Social Significance

A place of considerable social significance as the first public school of Bathurst town providing initially primary school and later high school education. Later from c. 1955 it provided tertiary education as an extension of the technical college.

In the war years it served as a social facility for serving personnel.

Criterion (c) – Aesthetic Significance

The two buildings address Howick Street and are Gothic Ecclesiastical in design described as 'Victorian Free Gothic' [5] or 'Rustic Gothic style'[6]. The school building features a prominent tower with spire.

The headmaster's residence was two storied to help it relate in scale to the taller single stories school building[7].

Criterion (d) – Cultural Significance

The Victorian Gothic[8] or Victorian Rustic Gothic style was part of a cult of the picturesque buildings started in the early Victorian era. The protestant church in Australia tended to favour this design in

[5] William & George Street - Main Street Study p742
[6] Henry Bialowas CMP 1998
[7] The interior of the Headmaster's House has suffered loss if significant fabric by the removal of the first floor and internal walls.
[8] Identifying Australian Architecture; Apperly pp78

churches and associated buildings and the important place of 'church' in society is reflected in this choice. (The great English Architect and designer Ruskin had set 'Gothic' style as being appropriate for school buildings.)

In WWII the main building served as a canteen and recreation centre. It became part of the TAFE in 1948- 55.

Criterion (e) – Educational or Technical Significance

The buildings are very formal in design but each is asymmetrical. They complement each other with high pitched slate covered gable roofs with decorative barge boards finishing with a quatrefoil at the apex. This fretwork is complimented by well detailed verandah beams and brackets. Sandstone believed to be from Pyrmont, is used in cappings, lintels, sills, steps and foundations. Timber framed windows vary with heads of the window in lancet, rectangular or half round.

The main school building presently houses a significant scientific collection, the Somerville collection.

Criterion (f) – Rarity

An unusual ecclestiastical public school central to the city of Bathurst.

Criterion (g) – Typical or Representative

An excellent example of Victorian Rustic Gothic style and one of the first large schools built entirely from Government funds.

4.11 STATEMENTS OF SIGNIFICANCE THE FORMER PUBLIC SCHOOL BLOCKS B AND C (NATIONAL SCHOOL (FORMER) AND AUSTRALIAN FOSSIL & MINERALS MUSEUM)

Drawing together all the main points described in the criteria above, the following updated Statement of Significance for the former Public School is provided.

An excellent example of Victorian Rustic Gothic style and one of the first large schools built entirely from Government funds in 1876-77. Designed by GA Mansfield the buildings served as a school until the 1930s and in 1955 became part of the TAFE teaching facilities. The main school building presently houses a significant scientific collection, the Somerville collection.

The School buildings form a place of considerable social significance as the first public school of Bathurst town and in the war years it served as a canteen and recreation centre.

The buildings contribute strongly to the streetscape as a picturesque pair in formal Gothic design, yet asymmetrical with high pitched slate gable roofs and decorative timber finishes.

4.12 LEVELS OF SIGNIFICANCE

The buildings are currently listed locally as item 56 on the Bathurst Regional Council's LEP 2014 as the National School (Former) and Australian Fossil and Mineral Museum, and also listed as the National School Group.

In the Comparison section of this Plan the following conclusions were reached:

- The Bathurst Former Public School designed by Mansfield is an excellent example of his work and has a high degree of integrity.
- There are four former Public School buildings listed as State significant now, and this example has a similar if not higher level of significance.
- Buildings of this period and style, in good condition, are now rare.
- The Former Public School buildings are outstanding, well-preserved example of this type of architecture, both internally, in the case of the Class Room building, and externally in both cases.

This Plan recommends the Bathurst Public School buildings (former) are of State Significance.

4.13 HISTORY THEMES

The following table shows the correlation of National, State and Local themes for NSW with local examples from places currently listed or of high level of significance within the Bathurst Town Square.

Australian Theme	NSW Theme		Notes	Examples
3 Developing local, regional and national economies	Events	Local themes	Activities and processes that mark the consequences of natural and cultural occurrences.	Museum War time activities
6 Educating	Education	Local themes	Activities associated with teaching and learning by children and adults, formally and informally.	Museum, Teaching, lectures,
8 Developing Australia's cultural life	Creative endeavour, Leisure	Local themes	Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works;	Trades and craft courses

4.14 LEVELS OF SIGNIFICANCE WITHIN THE BUILDINGS

Following, in plan form in graded colours, are the levels of significance from a very high level of significance to low or no significance for both former Public School Buildings.

The significance diagrams, and the schedules that follow, provide a recommendation in terms of what fabric should be retained and what fabric may be removed or changed to facilitate redevelopment of the site. The important thing here is to retain building fabric with levels of the

highest significance when any new development occurs, while it is possible to remove or readapt areas of moderate or no significance.

Recovery of significance can occur with removal of non-significant fabric and finishes such as the removal of non-original paint from face brick walls, and removing paint from originally stained timber ceilings and exposed trusses.

In the case of the Headmasters residence there would be a major recovery of significance if missing fabric was replaced. The upper floor and stair case has been removed sometime prior to 1986. No plan has emerged as yet showing how this floor was laid out but a facsimile could be designed that would suffice to renew the upper floor.

Refer to later section Policies.

Figure 28 Part 4: Front view of Headmaster's residence. Nicholas Murphy 10/11/14

4.15 SIGNIFICANCE PLAN FORMER CLASS ROOM BUILDING BLOCK B

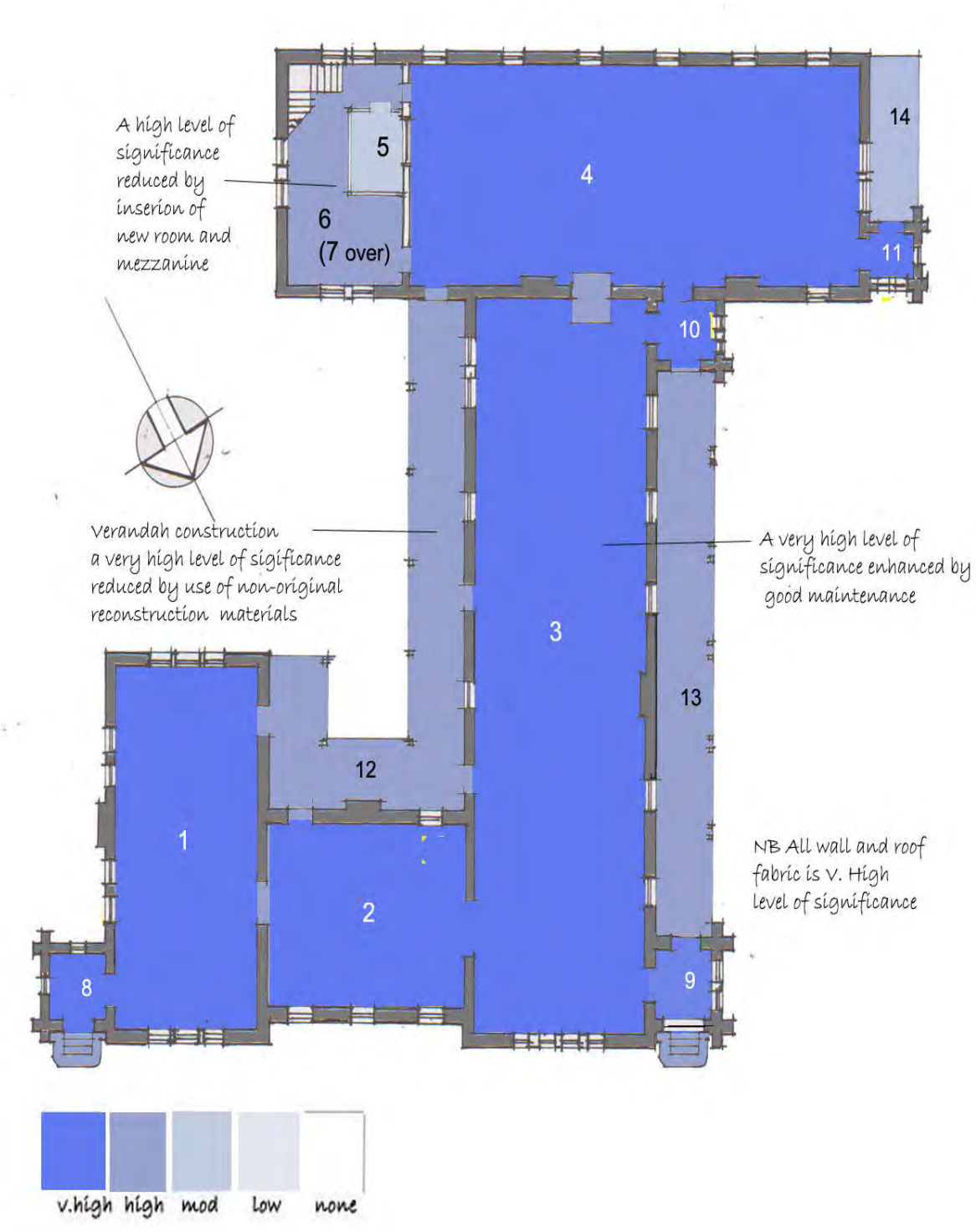


Figure 29 Part 4: Class room building Block B

4.16 SCHEDULES OF EXISTING FABRIC FORMER CLASS ROOM BUILDING BLOCK B

Significant Fabric schedule adopted from 'Site inspection notes'. Inspected 23rd April & 13th May 2014. Note: If more detail is required the heritage adviser should be asked. As a guide – if an item is original (1870s) then it is of a high level of significance.)

Space no	Historic Space	Floor and skirting	Walls	Ceiling and cornice	Doors and windows, other items	Non-significant fabric (can be removed)
1	Admin area. Exhibition	Replaced floors on steel joists.	English bond walls, brick and stone chimneys Stone sills and heads.	Timber trusses Lining boards over	Timber framed D/H windows. Ledged and braced doors.	Display cabinets, carpet, paint, all electrical and mechanical.
2	Classroom, Museum reception	As above	As above	As above	As above.	All as above plus glass entry doors
3	Classroom Museum exhibition	As above	As above	As above	As above	All as above plus roof skylights
4	Classrooms Museum exhibit.	As above	As above	As above	As above	As above
5	Exhibit area for Somerville	As above	As above	-	-	All as above and partition walls and viewing windows, flush doors
6	Staff area classrooms	As above	As above	-	Timber framed D/H windows.	All as above and staircase
7	Mezzanine (not original)	-	As above	Timber trusses Lining boards over	Timber framed D/H windows.	As above
8	Entry porch storeroom	-	As above	Timber board, quad cornice, man hole	As above plus ledged and braced doors.	Paint, all electrical & mechanical. Shelves
9	Closed porch	-	As above	As above	As above	All as above plus particleboard flooring
10	Open porch	Brick paved	As above	-	As above	All as above plus ceiling
11	Open porch	Concrete	As above	As above	As above	Paint, all electrical & mechanical
12,13 14	Verandah	Concrete	As above	Timber framed	As above	Non-original posts and framing can be replaced to match profiles.

4.17 SIGNIFICANCE PLAN FORMER HEADMASTER'S HOUSE BLOCK C

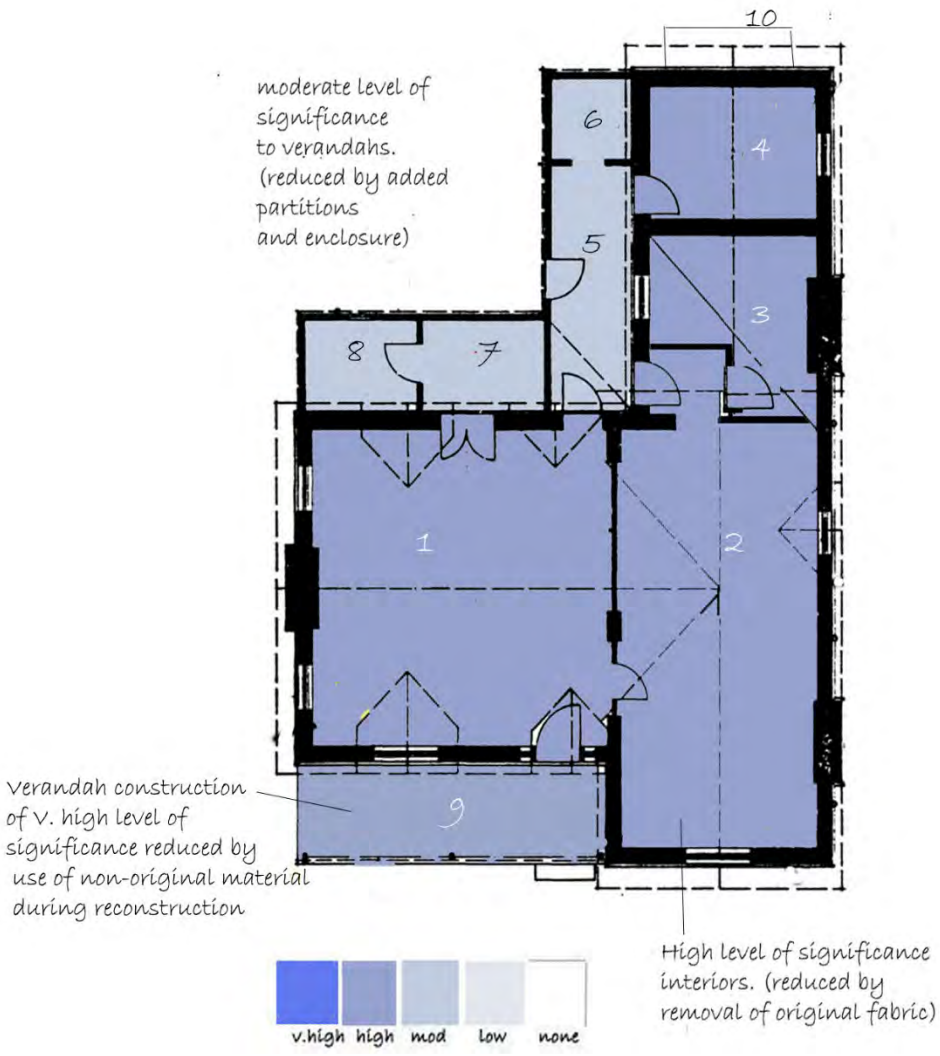


Figure 30 Part 4: Former headmaster's house Block C

Note: External materials: Roofing materials: slate and brick and stone chimneys, and original wall material of sandstone and brickwork, and timber trim such as barge boards are all **VERY HIGH** level of significance.

4.18 SCHEDULES OF EXISTING FABRIC FORMER HEADMASTER'S HOUSE BLOCK C

Significant Fabric schedule adopted from 'Site inspection notes' Inspected: 23rd April & 19th May Note: If more detail is required the heritage adviser should be asked. As a guide – if an item is original (1870s) then it is of a high level of significance.

No	Historic Space names and uses	Floor and skirting	Walls	Ceiling and cornice	Fire place, doors and windows and other	Non-significant fabric (can be removed)
1	Headmaster's residence, Classroom	Timber flooring	English bond brickwork, brick and stone chimneys, stone sills and heads	Shaped timber board lined dormer ceiling	Panelled and half glass doors. Some full glass French doors. Chimney. Timber framed D/H windows, dormer windows.	Display cabinets, carpet, paint, all electrical and mechanical. Flush doors, Security bars on windows
2	Headmaster's residence, Pottery Room	As above	As above	As above	Panelled original door, chimney, Timber framed D/H windows	All as above
3	Headmaster's kitchen, Pottery Room	As above	As above	-	Timber framed D/H windows, Chimney, panelled door	All as above plus partition walls, flush doors and hall way, and ceilings
4	Headmaster's laundry& Wash Storage	As above	As above	-	Panelled door Timber framed D/H window	Loose items, paint, all electrical and mechanical. Flush doors, Security bars on windows
5	Verandah Hall	-	As above	Timber lined verandah ceiling	Panelled door to internal area.	Verandah enclosure walls, loose items, paint, all electrical and mechanical. External doors
6	Verandah, Cleaner's Room	-	As above	As above	-	As above
7	Verandah, Storage	-	As above	As above	French doors	As above
8	Verandah, Storage	-	As above	As above		As above
9	Open Verandah	-	As above	As above	Timber framed D/H window, entry door.	Non-original posts and framing can be replaced to match profiles.

4.19 ARCHITECTURAL HERITAGE REPAIR GUIDELINES

Refer to the heritage publication 'How to carry out work on Heritage Building Sites.' 1995. It is available on line. The following is an abbreviated summary of those trades that are likely to be most important to the repairs of the former Public School building.

Cleaning Masonry

Clean masonry surfaces only in order to remove harmful substances and to reveal deterioration. Use a gentle method, such as low pressure water spray and soft natural bristle brushes. Don't use too much water as it can cause efflorescence and hasten deterioration of the stone. Don't use acid - particularly on marble or limestone. If stains are difficult to remove, you should consult specialist cleaning companies.

Repairing masonry

Patching material should match the old fabric as nearly as possible in colour, grain, bedding, durability, porosity and chemical composition. Render or mortar mix should closely match existing material to avoid detrimental interaction. When replacing mortar or render use mixes that are compatible with the brick or stone. Weak lime mortars are appropriately flexible and porous. Repoint only where existing mortar is unsound or where insufficient mortar is missing to cause detrimental water penetration. Use a weak traditional lime based mortar mix.

Do not paint previously unpainted surfaces. Do not use waterproof or water repellent paints, as they can accelerate deterioration by trapping water in the substrate. Let the fabric "breathe". Paint removal is difficult and should only be attempted by experts using techniques which do not harm the masonry.

Maintain existing damp-proof courses and flashings, unless they are ineffective and need to be replaced. Wall cavities, where these exist, should not be bridged. Replace previous ineffective or harmful repairs.

Slate

It is important to know why a slate roof is failing before taking action. Is the slate itself failing, or is the problem due to the failure of the fixing nails or the timber structure? If it's the latter, the slate can be lifted off and replaced when the framework has been repaired. If the slate itself is failing, part or all of it will need to be replaced. If the slate is simply dislodged, re position it.

If you need to replace only some of the roofing material, use the best slate on the most visible profile of the building. Ensure slates are the correct size (usually 610 x 305mm, 508 x 254mm & 406 x 203mm) and from the same country of origin. Welsh slates are generally the best, but they are also the most expensive. Good second hand Welsh slate could be a cheaper alternative.

Do not use concealed ridging unless it was part of the original building. Engage an experienced Slate Roofer to provide a proper assessment of the roof and the options for repair or replacement.

Timber

Repair, rather than replace, unsound timber. An example of this approach is splicing new timber into a verandah post. It is usually more cost effective to do repair work rather than complete dismantling and rebuilding. When timber is structurally weakened by termite damage for example, consider using epoxy resin for repairs. Ensure this does not penetrate adjacent masonry. Although it is expensive, it avoids the problems encountered with the removal and replacement of timber. The selection of the timber species is not critical in heritage terms where timber is to be painted or stained.

Retain all hardware, replacing only deteriorated or missing elements with matching elements.

4.20 HERITAGE MANAGEMENT POLICIES

The former Public Schools and their site forms part of the Bathurst Town Square. Management will be influenced by the setting and buildings in its vicinity, in particular the adjacent TAFE building. This is especially so if the two sites are joined in ownership or part of a shared future development. Refer to the specific section of this Plan for the Bathurst Town Square and the TAFE building.

Policies for the whole Bathurst Town Square that relate to the former Public School buildings include:

1. If either building falls into disuse encourage adaptive re-use of the building.

2. Encourage site interpretation.

3. Follow the Burra Charter. An overarching guide in heritage matters is the 'Burra Charter'. This is the guiding document on conservation and sets out best practice. A full reading is recommended.

4. Establish or re-establish access paths through the site. Where opportunity arises to open up access through the whole Bathurst Square site this should be encouraged.

Policies specific to the former Public School building externally:

5. Maintain the original façades. As these two buildings are landmark buildings in Howick Street, do NOT permit any alterations or modernization of their facades including adding features such as façade lighting, awnings or balconies, or changing glazing in its type, style or character. For example: do not add glazing such as shop front windows. Do not alter the character of the face brickwork and timber detailing. Do not allow rendering or paint surfaces not originally painted. Maintain and repair all external wall and roof fabric including slate roofing, stone and brick chimneys, stone detailing and decorative timber barge boards. If special effects lighting is added to the building it must be with the approval of an heritage design professional and acceptable heritage impact.

6. Limit signage. Any signage on the building should reflect former signage in size, location and type.

On the former classroom building the existing sign 'public school' must be maintained.

Additional signage should be separately mounted on posts away from the building fabric as exists at present. Small entrance signs of less than 200mm in height, in lettering or braille, can be placed at existing building entry points. Banners and flags will be permissible with Bathurst Regional Council permission.

On the former headmaster's cottage a new sign may be placed on the front gable of the building in a size proportional to the existing detailing. A maximum space of 1200 wide x 350 high mm. Preference is given for individual attached lettering to be used with letters maximum 200mm high. As above small entrance signs of less than 200mm in height, in lettering or braille, can be placed at building entry points. Banners and flags will be permissible with Bathurst Regional Council permission.

Figure 31 Part 4: Front facade former class room building, showing signage options

Figure 32 Part 4: Front facade Headmaster's cottage showing signaage options

General policies to retain significance

It is important in the preservation of the buildings and their setting to retain as much early or original fabric as possible, as noted in the policies above. New materials should be compatible with the old and new uses should be compatible with the former uses as far as possible.

7. Retain and maintain significant fabric, and details from the first period of construction as the highest level of significance. (Refer to significance diagrams in sections 4.15 and 4.17).

8. New materials should be compatible with the existing. When changes are necessary and new work is unavoidable, additional material will be brought onto the site. These materials should be selected as being compatible with the original materials, in actual kind and character as far

as is practicable. They should respect what has gone before. (E.g. If required replace timber flooring with timber flooring, timber posts and brackets with timber posts and brackets etc.)

9. New work should be removable. When new work such as partitions are constructed as part of a new fit out or temporary use this fabric should be removable and not damage original fabric.

10. A new first floor in the Headmaster's residence will be an exception. It may be designed and installed as a permanent part of the building and should be designed and approved by engineers. Materials need not mimic the past but should be the best choice for the circumstances and contribute to the buildings overall stability. The layout of the new floor and staircase may reflect the past layout so far as it can be ascertained. The new floor should be designed to current BCA and access standards and can allow for fire separation from the ground floor.

11. Retain significant fabric. The earliest known building fabric on the site, currently intact, should be retained without alteration. These materials and finishes are noted in the Schedules of Existing Fabric in sections 4.16 and 4.18. If there is a choice to be made always retain the highest significant fabric over moderately significant fabric, and that above fabric of low or no significance. In this way when change is necessary the designs should minimize the effect on original fabric.

12. When significant fabric must change, record the changes. Where, due to owner's needs, BCA or accessibility requirements, change is necessary, changes should be recorded. Store significant materials if there is a possibility for reinstatement at a later stage.

13. Reinstate to an earlier state. As far as possible restore the building to a known earlier state when opportunity arises. For example in the headmasters residence reinstate the upper floor and the rear open verandah. In the case of the Public School building reinstate the access from the front of the site. Refer to site inspection notes attached and their notes on Reconstruction Work.

Policies arising from proposed uses of the building.

At the present time the former Class room building functions as a museum, housing the Australian Fossil and Mineral Museum and is the home of the internationally renowned Somerville Collection, while the former Headmasters residence is unoccupied except for miscellaneous storage. There are many possibilities for compatible uses in the future for these buildings. Preference should be given to those uses that respect the original fabric, are similar to historic uses, such as educational and museum facilities, and allow public access. The headmaster's residence might also be suitable for a residential component. These suggestions are applicable whether the uses are for both buildings, one building or part thereof.

Neither building is suitable for extensions unless they are of a very minor nature to the rear or side of the building and have an acceptable heritage impact.

14. Discourage incompatible uses for the building

15. Discourage unsuitable uses that will cause undue alteration to fabric.

16. Follow guidelines for additions to the building which should be compatible in bulk, scale and materials and mindful of the central historic access and skyline.

Policies arising from the physical condition

When repairs must be carried out and some new materials must be used, they should be chosen and used in a manner similar to the original materials. This type of work may include repairing existing render, pointing up mortar, repairing or replacing missing or deteriorated components such as the roof detailing, repairs to original timber windows and doors, or replacing the reconstructed verandah components. (For example posts on the Headmasters house are severely deteriorated and are not original fabric. Replace to match appearance. Similarly if rear verandahs are restored to open verandahs their detailing should follow original design lines.) The removal of non-significant materials and fabric will also create the need to repair original fabric. E.g. the removal of shelves, white boards, fire-fighting equipment and the like. Refer to Site Inspection Notes which lists 'Potentially Damaged fabric'.

17. Carry out necessary repair work to prevent further damage. (Refer Part 6 REPAIRS).

18. Repair fabric of the building to match existing fabric. This applies to all repairs whether it is for the repairs noted on the Repair Schedules, or for unknown damaged fabric such as water damaged floors and wall framing, of damages caused by the removal of non-significant fabric.

19. Repair unsatisfactory earlier work. If previous repairs or changes have left unsatisfactory repair work, remove the repair and replace .e.g. notches or gaps left where hardware has been changed; gaps and damage created by removal of services, poorly executed repairs such as cement based pointing up of brickwork.

20. Carry out general conservation works as outlined in this document and as necessary to bring the buildings into 'good repair' with a maintenance program to follow.

21. Plan for maintenance. Regular maintenance is an important part of the conservation of any special place. It should prevent a major expense from recurring. Develop a maintenance checklist so that regularly checks on the site, the plumbing and roofing fabric will occur. Protect the buildings from future damage by pests and the elements.

22. Maintain records. Maintain records of site works and repairs carried out on a regular basis. Record any new information about the history of the place that comes to light through on site objects or archival materials.

23. Storage policy. On site storage for the AFMM is located on this TAFE site. A storage plan is needed where the materials can be kept in the vicinity. This may involve using storage in a nearby building or constructing new storage below ground. Refer also to Part 7 Future Developments of this plan.

24. Accessibility and BCA requirements. Follow the guidelines as set out in a in section 9 of this Plan.

4.21 ARCHAEOLOGY

Refer to Part 3 of this Plan for more detail and a plan showing potential sites for archaeology.

If archaeological materials are likely to be disturbed an Archaeological Assessment should be prepared in accordance with the NSW Heritage Office guidelines for preparation of Archaeological Assessments.

In relation to the former School buildings archaeological materials are likely to be located on the sites in the area behind the headmaster's house where stables and a detached laundry once stood, and a well probably still exists.

4.22 GUIDANCE DOCUMENTS

A number of guidance documents could be developed to guide aspects of the future care and use of this building. These are:

Maintenance policy: Repetitive maintenance is the best way to avoid large repair costs in the future. Develop a systematic method of checking and reporting on maintenance needs. Refer to the Maintenance Checklist in this Plan.

Interpretation: 'Interpretation' is the method employed to communicate the value and meaning of the Public School buildings and their history and value to others. This is currently done to a very small extent on the Museum web site. http://www.somervillecollection.com.au/museum. It is important for people to understand the significance of the building. The Heritage Branch of the Heritage Council of NSW, supported by the Heritage Division of the Office of Environment and Heritage, have a guiding document 'Heritage Interpretation Policy and Principles' which is available on line.

The web site, and/or printed materials on site could help fill this gap.

4.23 STANDARD EXEMPTIONS

The former Bathurst Public School buildings in Howick Street are recommended for State Listing in this study.

When State listing is considered standard exemptions should be applied.

All state listed items can use relevant 'standard exemptions' to carry out work on an 'as needs' basis. Standard exemptions cover minor work and are unlikely to have a material effect on the significance of the place. They also provide a good guide as to what work can be carried out on a significant item without a formal application.

Standard Exemptions that could apply include the following:

- Maintenance and Cleaning.
- Repairs, matching the original work.
- Painting existing painted surfaces such as render, steel or timber.
- Excavation, unless there is archaeological.
- Restoration, where original material was removed and is to be reinstated.
- Minor activities with no "material affect" or adverse impact on heritage significance is caused.
- Temporary structures.
- Landscape maintenance.
- Signage such as interpretive signs.
- Compliance with minimum orders.
- Safety and security such as temporary fences or structural stabilization due to damage posing a safety risk.

- Moveable heritage.

Refer to SITE INSPECTION NOTES which includes a schedule of repairs and maintenance later in this Plan.

4.24 ACCESSIBILITY

Consider the following with respect to the former Headmaster's residence:

- Primary access: The primary access to the building should remain the front door facing Howick Street. Due to level changes the access path can be extended as a circular or semi-circular path to enable it to become a longer sloped pathway and not a ramp. The circular pathway could incorporate a suitable garden bed and the nearby sculpture could be slightly relocated if required.

- The front verandah could slope up to the front door, or a small stepped ramp if required there.

- Front entry door can be widened to provide the minimum requirement. Reuse the front door adding side pieces – and/ or change hinges.

- A new floor may be constructed with a new internal staircase. This need not replicate an earlier floor and staircase but can be designed and built to current standards, with fire separation, if desired, between floors.

Refer to Part 9 for BCA Compliance notes.

PART 5 THE BATHURST SQUARE

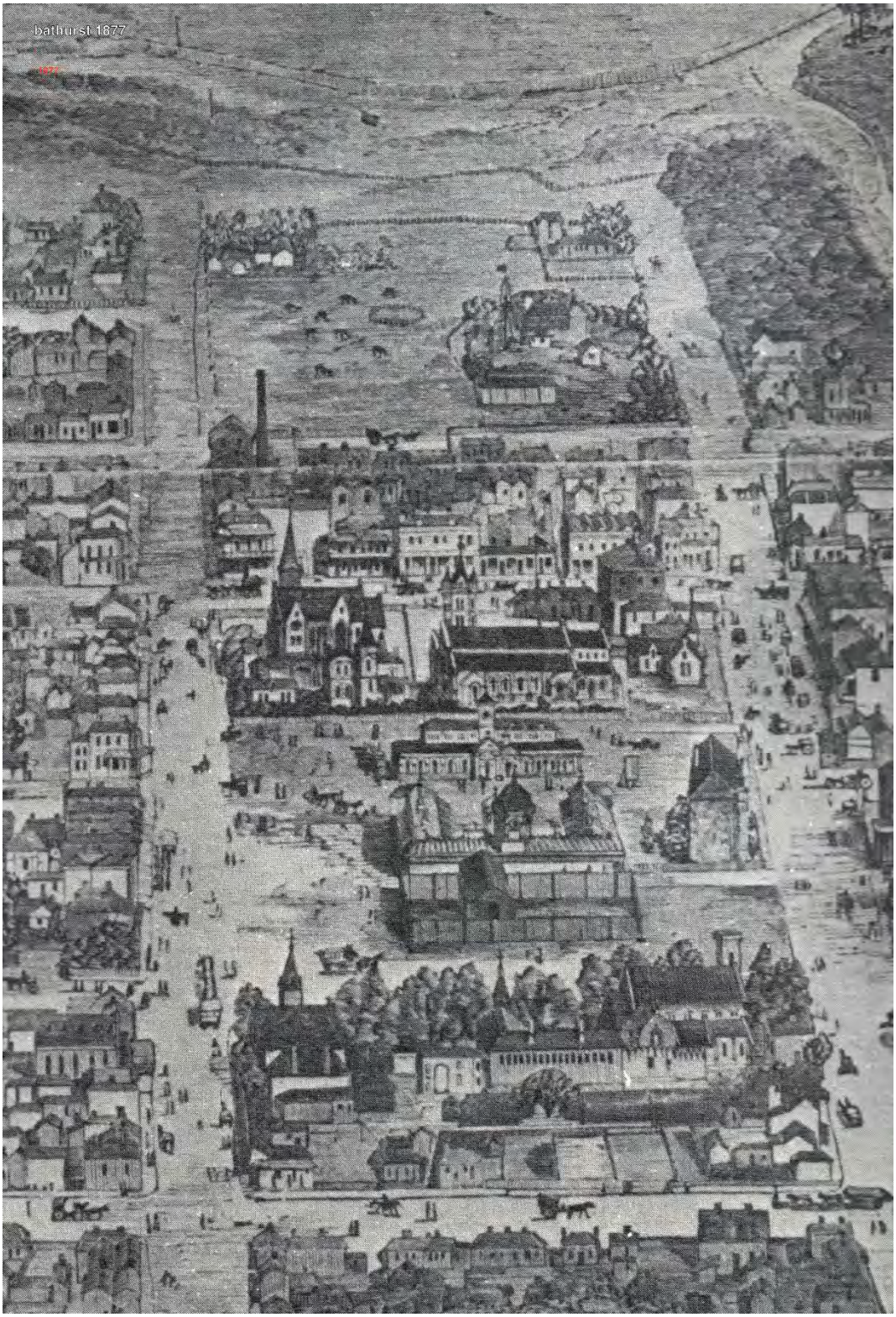


Figure 1 Part 5: Aerial view 1877 Bathurst bird's eye view. Extract - Cooke

CONTENTS

5.01 INTRODUCTION

The town square was set out under the directions of Surveyor General Thomas Mitchell in 1833 as a key feature to the future town of Bathurst.

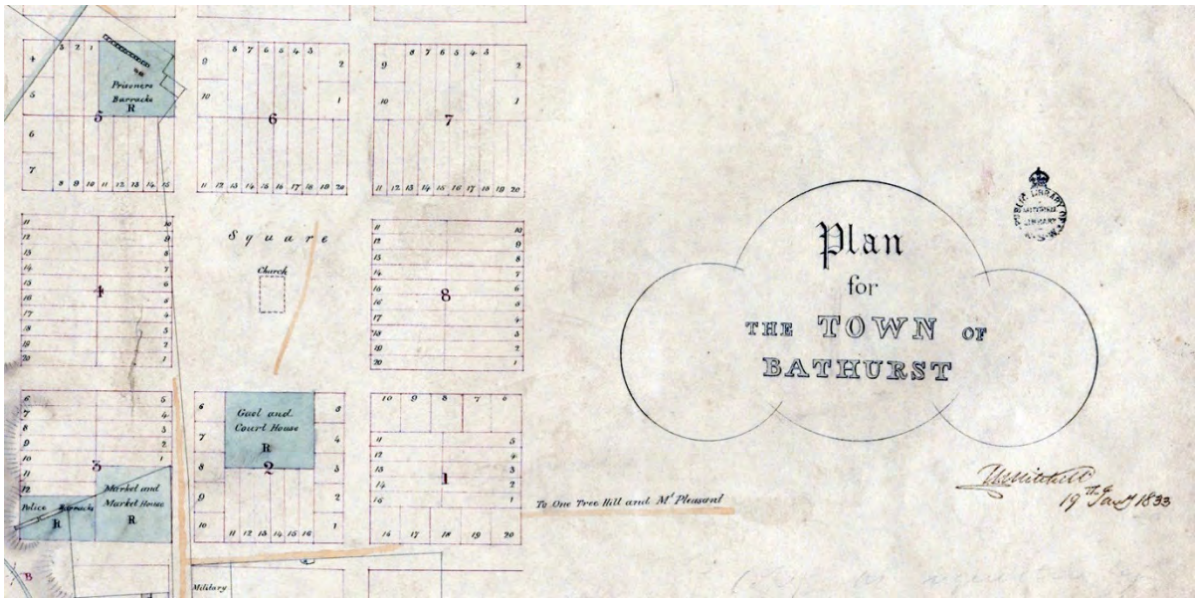


Figure 2: Part of Mitchell's 1833 plan

Even earlier a preliminary town plan with a central square was prepared by J. Larmer in 1832. As with Mitchell's Plan this also had a church at its centre and considerable open space suitable for large civic gatherings around it.

This Town Square was never realised as an open space. Today it is recognised as a designated Historic Area through a local heritage listing. The earliest use of the area served in some capacity as a public space through the activities of the Church of England and church school, and as a market space.

The location of the square and subsequent building developments like the court house and the Carillion relate back to the base point of Macquarie's Flagstaff.

In terms of historic themes: Religion has been a constant presence with more than half of the square given over to leading protestant faiths, Anglican and Presbyterian, by 1846. Education has been a significant activity on the site from pre-school to post-secondary college, both church and state education. Government, Communication and Law and Order are all present as historical themes on or around the square, while the periphery has developed as the commercial town centre of Bathurst.

The Victorian era was one of great development in building types, and many are very recognisable on and around the Town Square today. The former bank buildings, church buildings, schools, courthouse and commercial offices expressed in architectural terms what their function was. The Bathurst Technical College and the Public School buildings are excellent examples of this.

5.02 THE CURTILAGE AND THE BATHURST TOWN SQUARE

The TAFE buildings and the former Public School and their associated sites are located within the Bathurst Town Square. This town block is bounded by William, George, Howick and Russell Streets, including Kings Parade. The streets include many historically significant buildings that either back onto, or face, the Town Square. Other elements in the setting of historical or aesthetic value include street furniture, notably the lamp standards, landscape elements, notably Kings Parade, and public art such as the 'From the Floor' chair sculpture in Howick Street and the monuments in King's Parade.

Of the many significant items on or facing the Town Square the State listed items are:

1. The Bathurst Court House - Architect Barnet b. 1893.

2. The Street Lamp Standards.

3. The Royal Hotel, first constructed in 1840 as a single storied hotel.

4. The Bells of 'All Saints' cathedral.

The Bathurst Town Square is listed on the LEP and includes the following locally significant sites:

1. St Stephen's Presbyterian Church Group (1872).

2. All Saint's Cathedral and Bells.

3. The Technical College group.

4. The former National School.

5. Commercial buildings from 91 to 93, and 101 William Street.

6. Walshaw Hall and All Saint's School and residence (former).

7. The King's parade Group, including the Carillion.

Machattie Park adjacent to the Square is also locally listed.

However this short list does not present the whole picture. There are many non-listed buildings that are contributing strongly to the setting and as they are part of the Conservation Area of Bathurst do not require separate listing for protection. These include:

1. The Bathurst Regional Council Chambers 1958.

2. Many commercial buildings on, or facing the square, especially those Victorian and Federation era buildings retaining significant fabric, at least above the awnings.

The William & George Street Main Street Study of 1994 by Knox, Tanner and Irving provides a great resource of information about buildings in this area. An analysis of the ages of buildings either facing, or on, the Town Square found a very strong representation of Victorian era buildings as follows:

- 35 Victorian era buildings
- 2 Early federation

- 10 between the wars
- 21 modern – since WWII

5.03 PLAN OF THE TOWN SQUARE

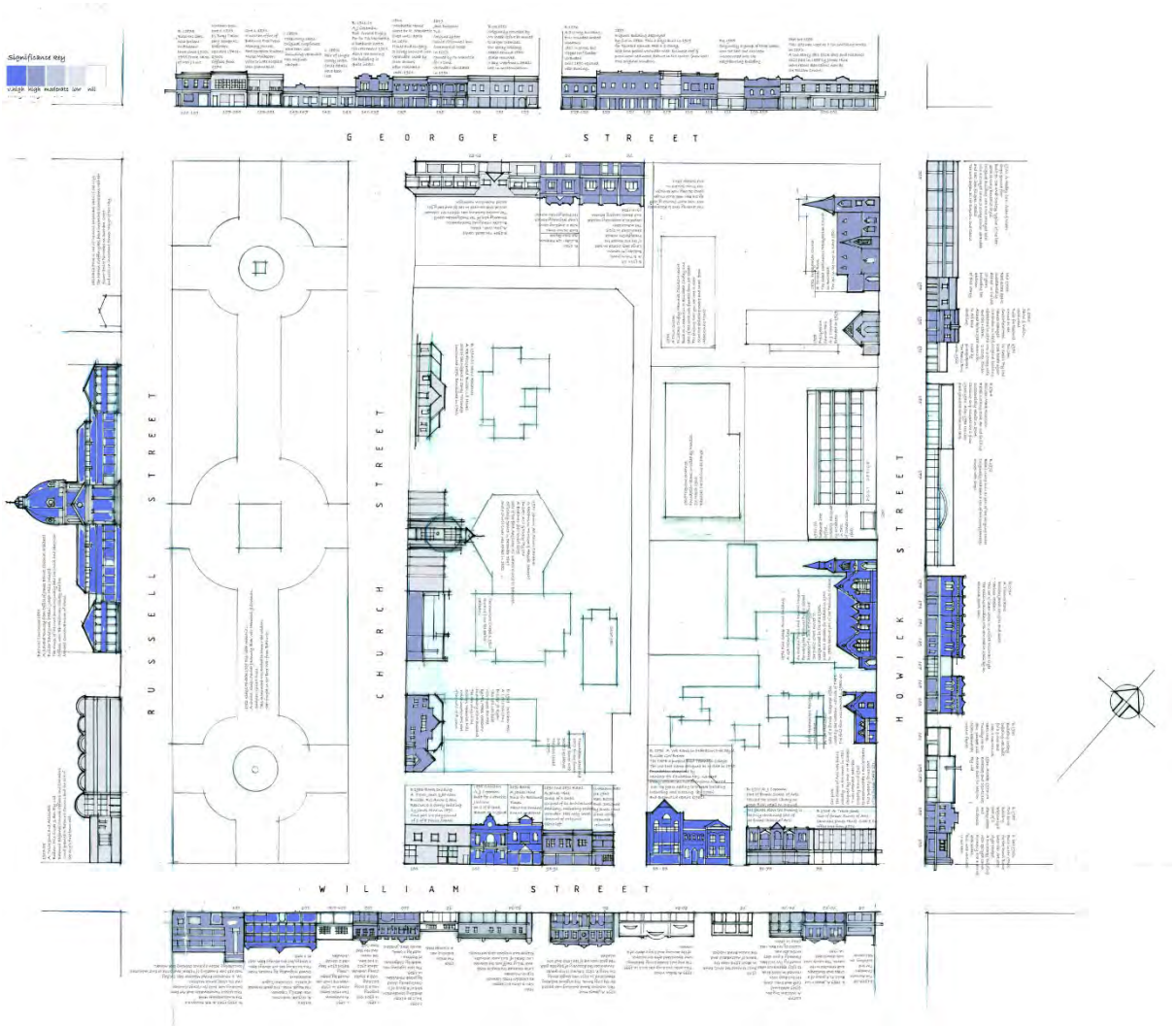


Figure 3 Part 5: The site plan with elevations above illustrates the existing development on and around the Town Square analysing individual significance. The stronger the shade of blue, the more significant the building. Refer for more detail to the full sized plan included as an attachment. BJH 4/14

Victorian era buildings together with early Federation provide the majority of buildings; thirty seven (37) in total. Buildings of some heritage significance also include those built between the wars often displaying some Art Deco characteristics. The total number of historically significant buildings is forty seven (47) as opposed to the 21 modern buildings built since 1950. The overall impression, at least above the awnings, is one of a strong Victorian Era.

Almost all of Bathurst's architects and some of more national reputation are represented here: Government architects Barnet, Rumsey, Kemp, Mansfield and private practice architects: Copeman, Rowe, Hine, Fitzgerald, Trevor-Jones, McPherson, Harrison, Hassel, Louis Williams and Henry Bialowas have contributed.

The buildings under study – the TAFE buildings and the former Public School are exemplary examples of the Victorian and late federation period and are the only free standing buildings without altered ground floor facades except for the church buildings on the Square.

A further important element in the streetscapes around and within the Town Square are the street lamp posts. There are 105 lamp standards in total. Twin lamp standards line the centres of William, Howick and George Streets and there are two in King's Parade. Single lamps standards of the same period are located in King's Parade, Russell and Church Streets.

Figure 4 Part 5: William Street lamp standards and single lamp standards in Russell Street

5.04 LANES AND PATHWAYS

Using historical information, plans and images this section considers what lanes and pathways have formed part of the Town Square.

In the history of the Town Square in the former CMP by Henry Bialowas the lanes and access ways through the site are mentioned a number of times. It is stated that development on the Square required access to its interior and so lanes were opened and closed according to the needs of its occupiers. Their history can be traced (with some difficulty) from old maps.[1]

Two interesting historical events are also noted with respect to these access ways.

On 2nd November 1830 ten survivors of the Ribbon Gang of bushrangers were executed at a place near the present corner of William and Church Streets. This occurrence led to the naming of Ribbon Gang Lane in modem times. This lane was created by the then Church of England in 1888 when it sold land to the Investment Land and Building Co. which erected the Exchange Building to house

[1] Henry Bialowas: CMP A study of the Bathurst TAFE College

commercial and professional offices. They required rear access. This included a right-angled bend that bought it out to William Street, thus separating the new premises from the rest of the Square.[2]

On 3rd October 1863 Ben Hall's gang visited Bathurst and caused consternation amongst the citizens. The gang rode from Howick to George Streets by cutting across the Town Square apparently between the Church of England and the Presbyterian buildings.[3]

Some of the developments can be traced in the following plans.

1832

The first plan of the Bathurst Town Square shows no survey divisions or roads. Just a simple central square labelled 'Church' and above that the word 'Square'.

Figure 5 Part 5: 1832 plan by J Larmer

1833

Another plan drawn in 1833 was very similar to the plan by Larmer above.
The Church space is dotted in.

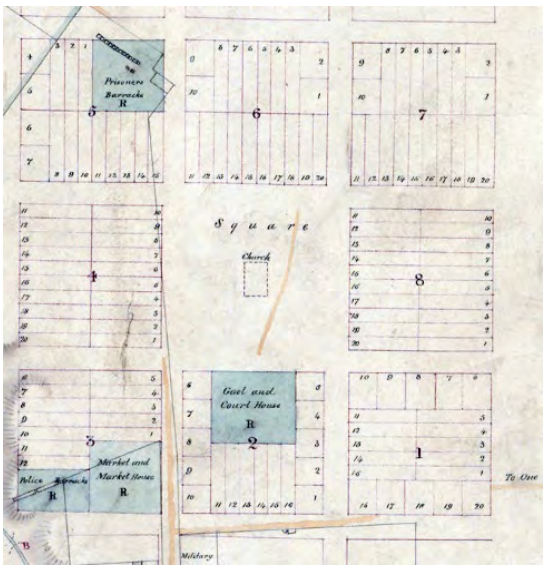


Figure 6 Part 5:1833 plan by Mitchell

[2] Henry Bialowas: CMP A study of the Bathurst TAFE College
[3] ibid

1830s – 1840s

Plans developed and there was probably an intent to have a symmetrical division of the Square into six equal parts as shown here.

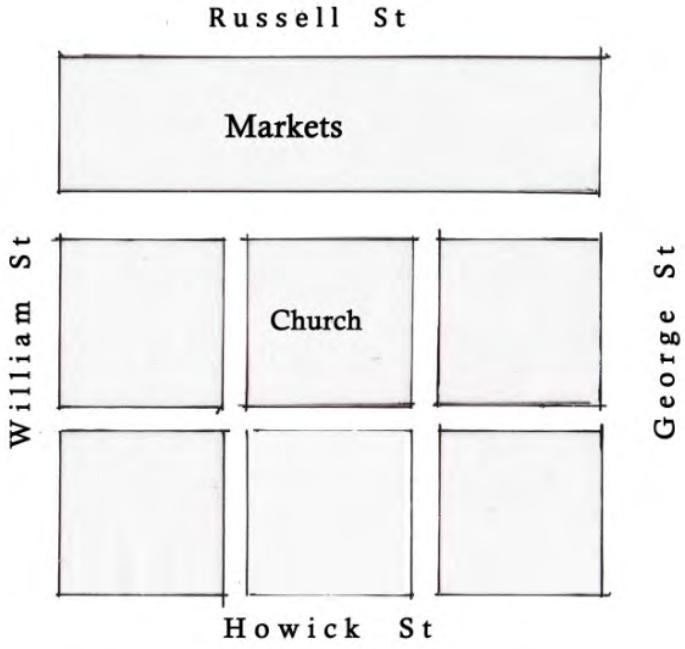


Figure 7 Part 5: Late 1830s-1840s

1844

This shows the Town Square (excluding King's Parade) divided into six spaces with lane ways indicated between each. Some modifications to a simple symmetrical division of the land (as shown above) are evident with the Presbyterians on George Street running over a potential central lane way, and the laneway to Church Street pushed to the north-west allowing for a Parsonage beside the Anglican Church.

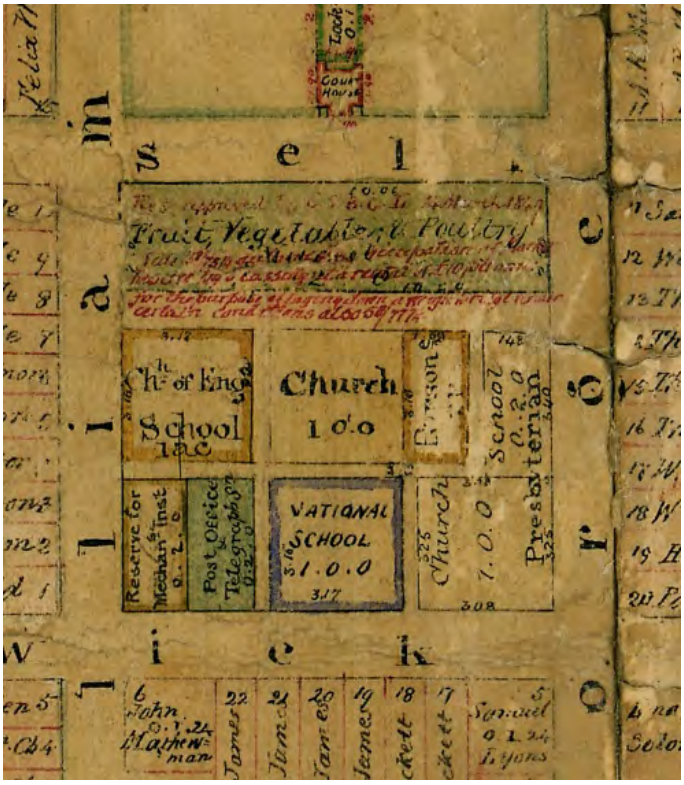


Figure 8 Part 5: 1844 plan

This matches with the 1844 plan with the omission of the lot in Howick Street ascribed to the Post Office and Telegraph above.

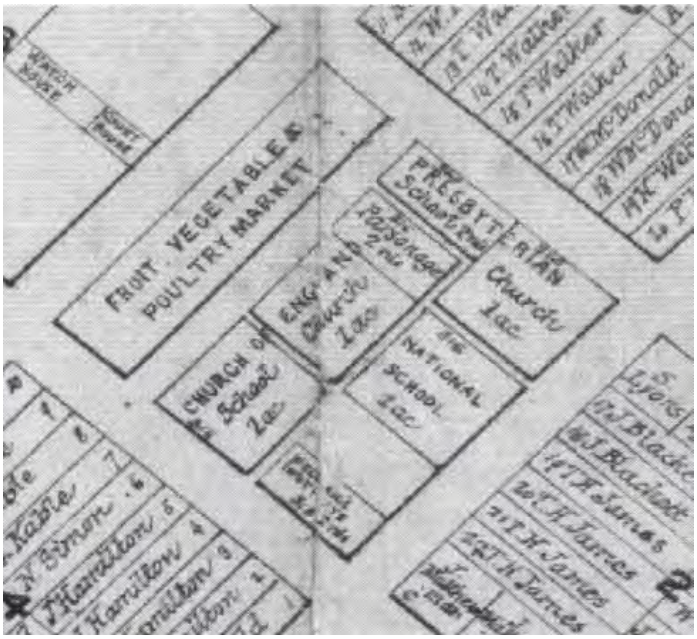


Figure 9 Part 5: 1860 town plan

There was a long running feud between the Public School and the Presbyterians over the school encroaching on a common laneway. The upshot being that the Presbyterians sold back a strip of land to the Colonial Government between the two boundaries. The discussions went on from 1876 to 1885, requiring an Act of Parliament to resolve the boundary. This ground is between the Presbyterian Church and the current post office. (Note plan orientation is reversed).

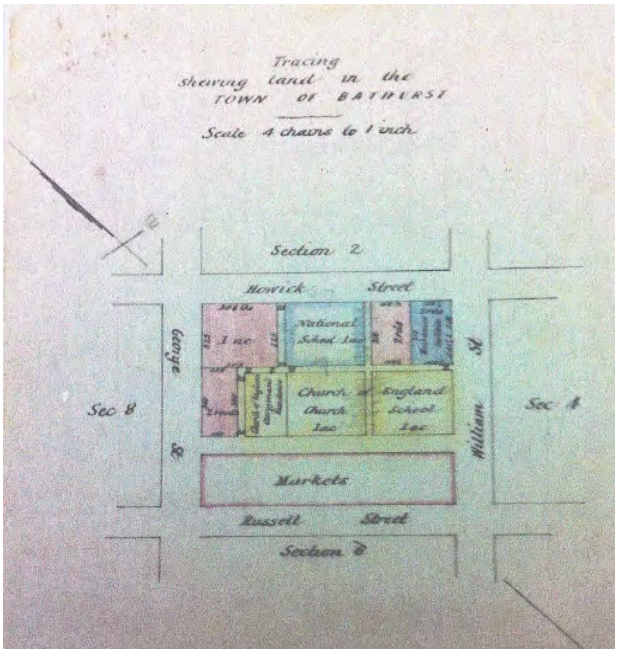


Figure 10 Part 5: 1876 plan

1879

All Saints School was closed in 1879 creating saleable land at the Church Street corners of William Street. The school still stands today but the church sold off the playground to the Bathurst Investment Land and Building Co. They required rear access, so a lane (now called Ribbon Gang Lane) was opened starting from Church Street. It included a right-angled bend that bought it out to William Street.

1844 – 1889

This plan shows a number of lane closures around the church.

The lane marked ① -① was closed in 1861.

Another closed in September 1885 as being unnecessary.

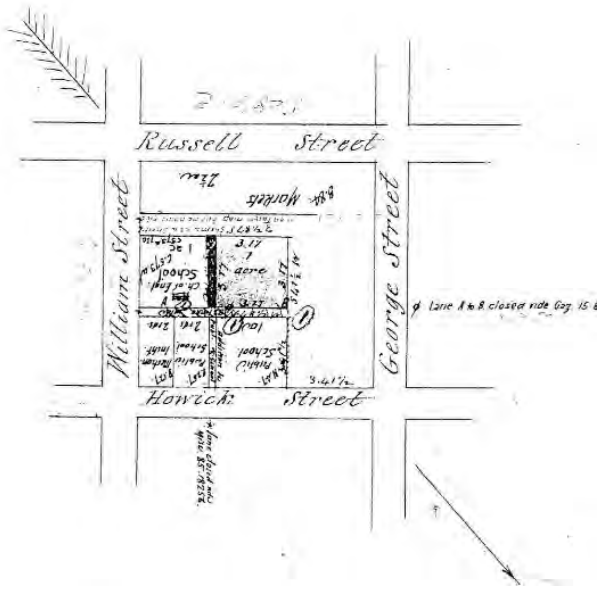


Figure 11 Part 5: 1844 compilation plan to 1889

1891

This image may be partly fictitious but shows a very open space where the current Post Office is located in Howick Street. The central laneway from William Street is also indicated as being open and coming through to George Street between the Presbyterian Church and their manse. This lane is lined with vegetation. Around the whole site timber picket style fencing is shown.

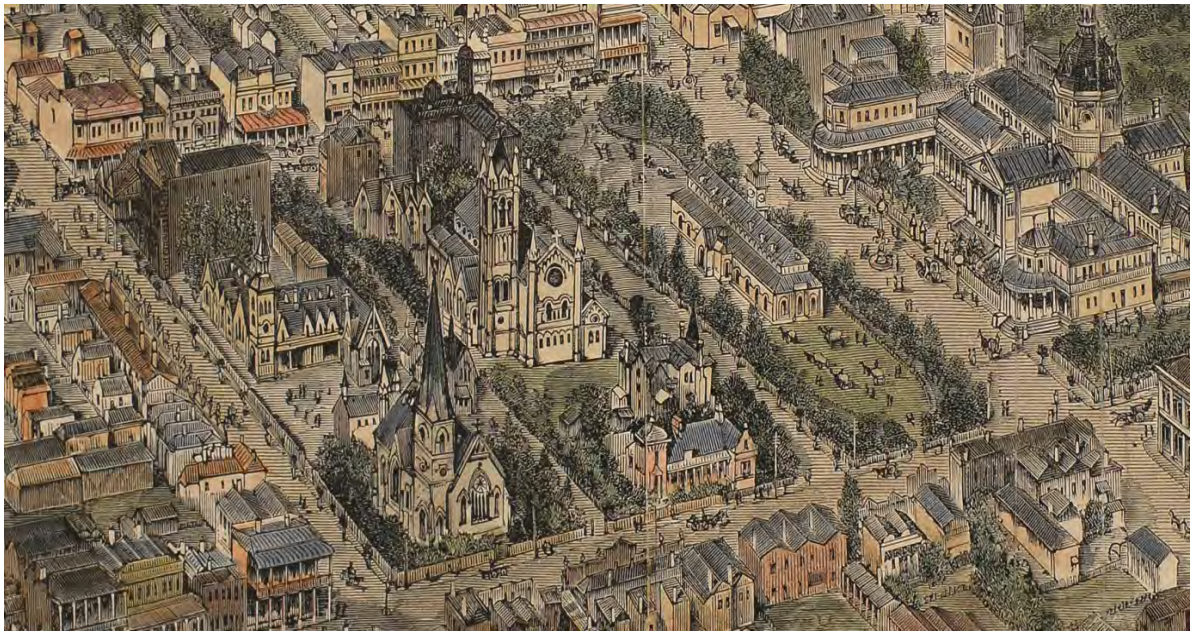


Figure 12 Part 5: 1891 Collingridge image. Source Dr K Neale

1889

When the Technical College (TAFE) was constructed in William Street in 1898 it consisted of two buildings separated by a lane. The rear building consisted of the cookery school and a plumbing shop. This lane was an extension of the Ribbon Gang Lane. In the opposite direction there was also direct access to Howick Street, and such a pathway can be seen in historic photographs.

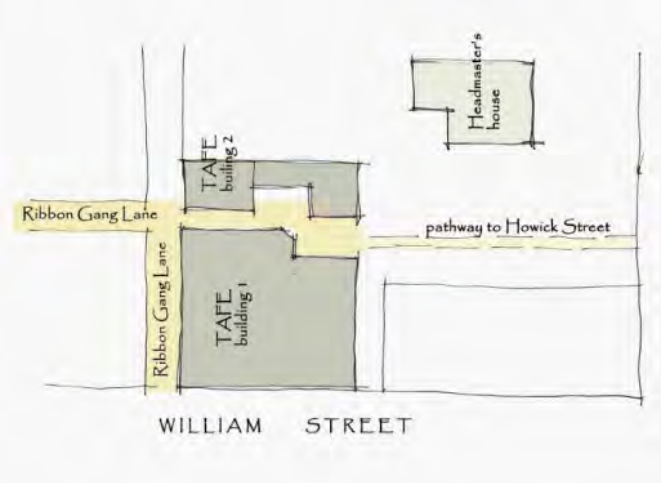


Figure 13 Part 5: 1898

1906 More lane closures

1950

A pathway from the TAFE to Howick Street can be clearly seen, and the general criss-cross foot paths beside the Presbyterian Church Hall with a central tree. The laneway across the middle of the site from William seems to go all the way to George Street. Having never been defined as a 'surveyed lane' it has become just part of the Presbyterian school block in this image.

Figure 14 Part 5: c1950 aerial photograph

1997

The following aerial shows the space containing a considerable number of parked cars.

Vegetation including trees shown between the former school and museum is no longer there but otherwise the plan is very similar to today.

Figure 15 Part 5: 1997 oblique aerial image

5.05 LANES AND PATHWAY PLAN COMPILATION

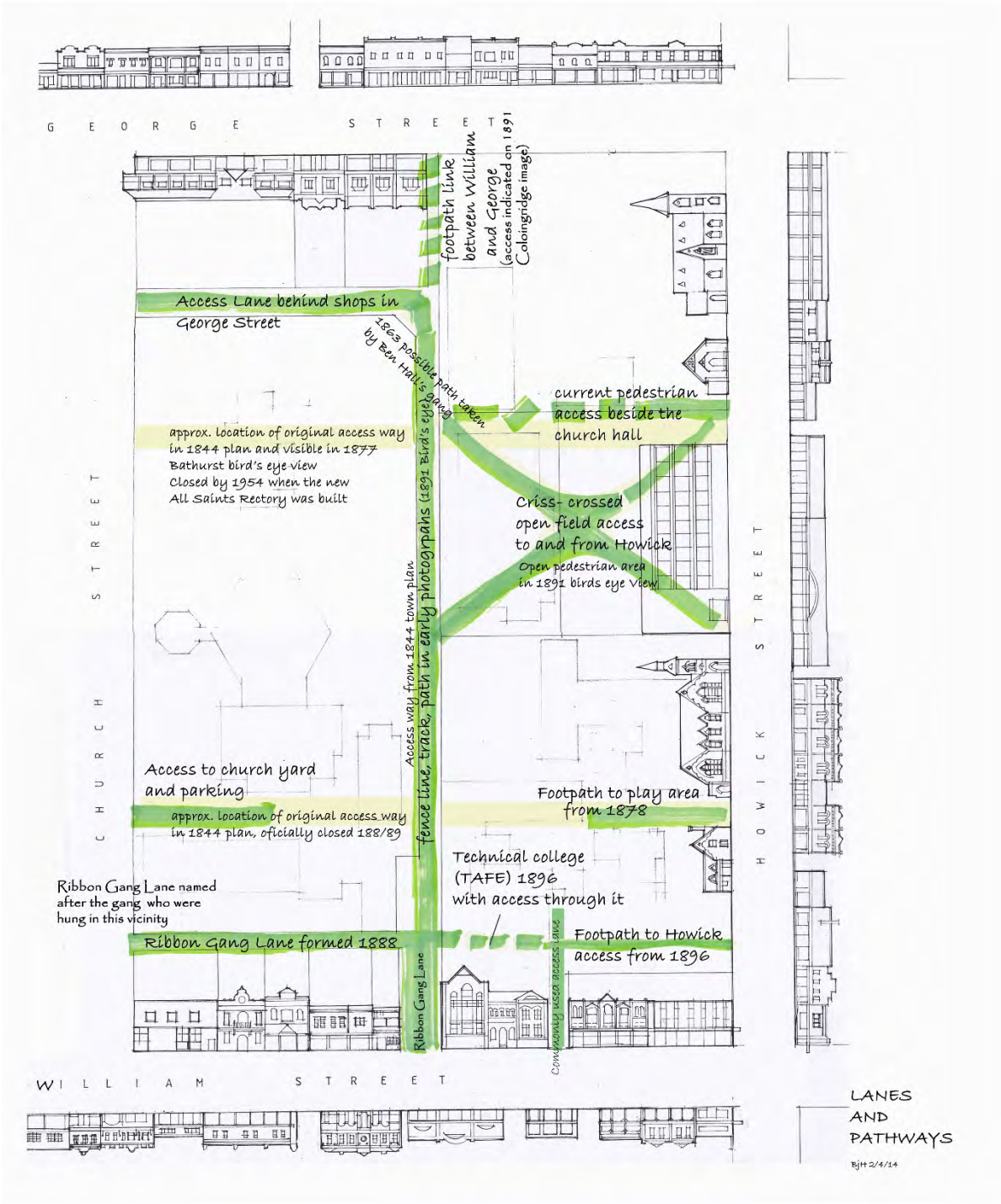


Figure 16 Part 5: Compilation plan indicating some of the many intrusions into the site as footpaths and laneways; some formal and others informal (BJH 2014)

5.06 LANES AND PATHWAY VIEWS

Even without laneways there is still considerable intrusion by pedestrians across the Town Square, much of it in a very informal way. The existing lanes are often unattractive having not been designed

to attract pedestrians and having very poor fencing, miscellaneous plantings and garbage bins to hinder the views. An on- site visual examination of the Town Square is illustrated below.

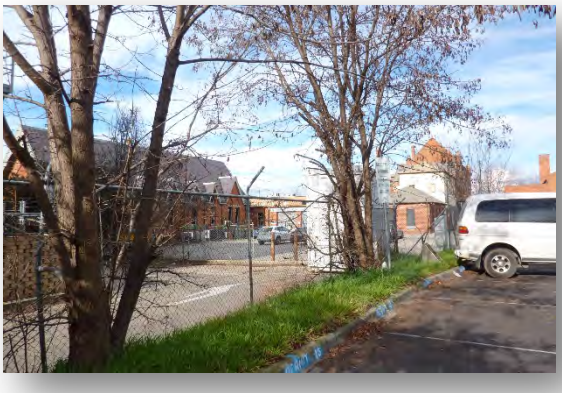
View 1: North east along the lane from Church Street beside the Scott's Centre and the Anglican Deanery. This is the main car park access.

View 2: View along Ribbon Gang Lane from Church Street with TAFE visible at the end This is generally used as an access to the rear of the commercial buildings facing William Street and as access to the restaurant known as the 'Church Bar'.

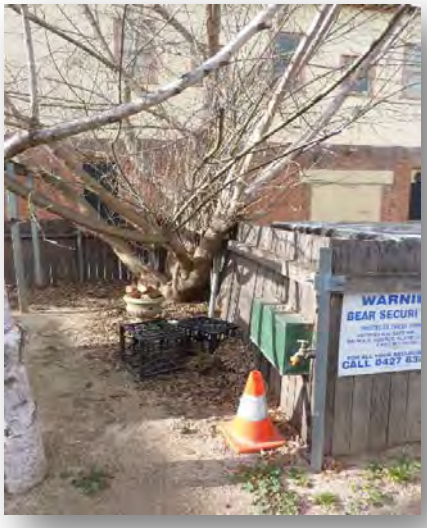
View 3: View back along Ribbon Gang Lane from the 2nd floor of the TAFE building. This is an interesting historical view of what was originally the Church of England School on the PHS.

View 4: Casual access between the Presbyterian Hall and the current Post Office allowing access from Howick Street to Church Street.

View 5: Potential access between the Presbyterian Preschool and the commercial buildings facing George Street. It would appear that historically this once was a pathway leading into the site.



View 6: This image between the car park and the Telstra building illustrates the lost opportunity to improve views through the site as well as access. Good views and access of the TAFE building and former public school are wasted on unattractive fences and unplanned vegetation.



View 7: A return wall, vegetation and storage area that blocks off the possibility of accessing the central lane.

5.07 A MASTER PLAN

A meeting with owners and tenants of the Town Square highlighted the need for a joint or communal effort to make the Town Square more accessible and attractive to users, passing pedestrians and tourists.

Normally land is developed in an ad hoc process where individual owners act from their own personal or local opportunities to extend or alter their individual holdings. This piecemeal approach can be detrimental to the overall land development. The spaces between these developments can be left in disarray impinging on the usefulness, workability and aesthetics of the whole space.

In order to maximise the potential use of the Bathurst Square internally, the Town Square would benefit from a holistic Master Plan approach similar to the **Bathurst Beautification** process that occurred to the streets that surround the square in the late 1990s. Combine this with the earlier **Main Street Study (1994)** and the right encouragement through planning opportunities, and an interesting and desirable commercial, community and possibly residential square could be achieved.

This could including the following:

1. A strategic approach to the organisation of the whole space, its outdoor areas and landscaping, garbage disposal, service mains and sub-stations and amenities.

2. An overall approach to open up pathways and accessibility, removing/replacing fences and providing appropriate lighting, street furniture and signage and generally improving the aesthetic experience.

3. A unified approach to parking, possibly underground parking, on some community shared basis for parking for owners, tenants and visitors.

4. Access for suppliers and supplies.

5. Opportunities for commercial and residential expansion.

6. Special opportunities for events, markets and other open area ideas.

7. Opportunities for adaptive re-use of existing spaces and/or removal of unused structures.

8. A design palette to increase visual and aesthetic unification of the site.

9. An opportunity for special features such as water fountains, art works or memorials.

To achieve the above policies it is suggested that BR Council:

1. Develop planning policies that encourage good development (e.g. internal shop fronts, removing obstacles to pedestrians) and discourage poor developments (e.g. left wasteland, scattered garbage bins, poor fencing).

2. Provide individual design advice to improve appearances of the rear and internal view of buildings and providing imaginative advice on what is possible. This might take the form of a 'Main Street Study' approach – where the street is the Town Square.

3. Provide a co-operative approach to funding advice and similar opportunities.

4. Develop a Master Plan for the whole Bathurst Town Square bearing in mind the outcomes of this CMP and the recommended linkages between the TAFE site and the rest of the Square.

Refer to Community Feedback in Part 10 of this plan for more details.

5.08 LEVELS OF SIGNIFICANCE FOR THE BATHURST TOWN SQUARE (1833) AND SETTING

The main street study[4] provides considerable information about the surrounding properties facing and on the Bathurst Town Square. History, description and opportunities are explored in that document.

These properties have been rated here in a BCAMS style assessment of significance. This provides an estimated level of significance from no significance, to a very high level. With a visual image of this significance it can be seen where the most significant properties are located (royal blue) and where there are opportunities for change or new in-fill in the future. (Properties that have no significance - white.) This is described in more detail below.

The allocation of significance is of course subjective. Age and retained fabric is a high priority. Original character and or the possibility of recovering that character is important. Some buildings that are not contributing right now could be greatly improved by reconstruction and so still receive a moderate to high rating. An example is the chemist shop at 117 George Street. It is part of a row of buildings of significant age – possibly the longest such ensemble in the city area. (See elevation George Street). The ill-treatment of this façade by the chemist shop causes a considerable visual interruption in the streetscape, greatly reducing the buildings overall contribution. However reconstruction or appropriate infill of the façade would add to the streetscape of not one, but of six shops.

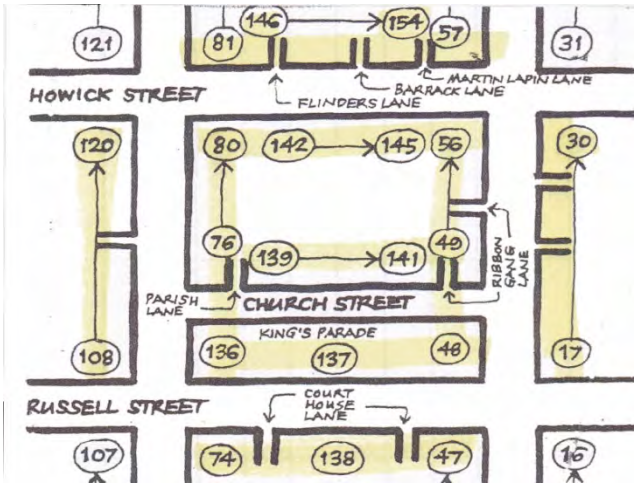


Figure 17: 1994 main street study plan

[4] 1994 Main Street Study, William & George Streets Bathurst, Knox Tanner and Irving

5.09 SIGNIFICANCE RATINGS WITHIN THE TOWN SQUARE AND SURROUNDS

The streetscapes around and backing onto the Bathurst Town Square have been analysed to provide simple identification of significance and opportunity. The Main Street Study by Knox, Tanner and Irving (1994) provides a great deal of information that is absorbed into this analysis. The significance rating increases with the deeper shade of blue (or grey in the case of grey-scale documents) and opportunity for change or new infill increases where there is light or white shades.

The following colour grading denotes the levels of significance of the streetscape buildings surrounding and on the Town Square .

In this case:

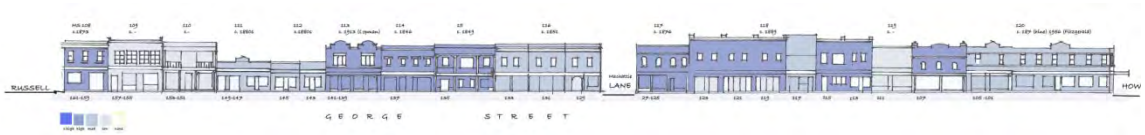
Very high significance denotes places of State Significance listing or of very strong local significance with original fabric intact, at least above the awning.

High significance denotes places of considerable local historical or aesthetic significance with a high level of original fabric intact, at least above the awning.

Moderate significance are places of historical significance but whose fabric has been altered or compromised. It may be possible to raise this level of significance through reconstruction of original features such as replacement of verandahs or pediments.

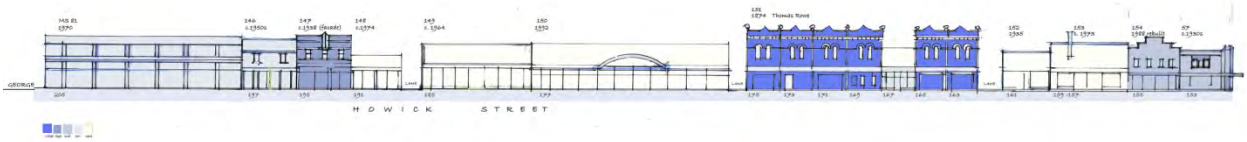
Low significance are places of some or little historical or aesthetic significance. These places might be improved or replaced over time.

No Significance are places that are either greatly altered or of recent construction, or those places that do not contribute to the streetscape, possibly through inappropriate materials, scale or detail. These places might be replaced over time and so offer an opportunity for change. (Note: No significance does not mean the building does not contribute to the streetscape, only that it has no or very little historical significance.)

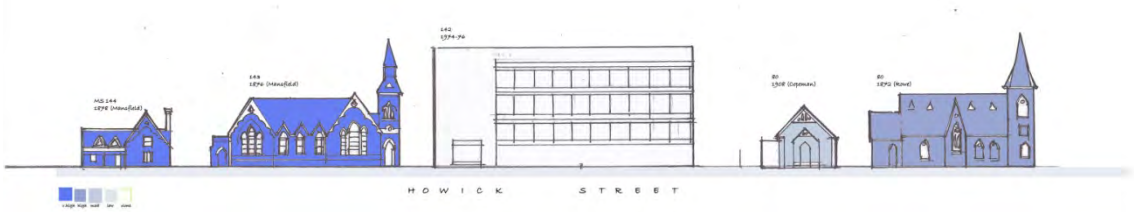


Streetscape 1: George Street facing the town square

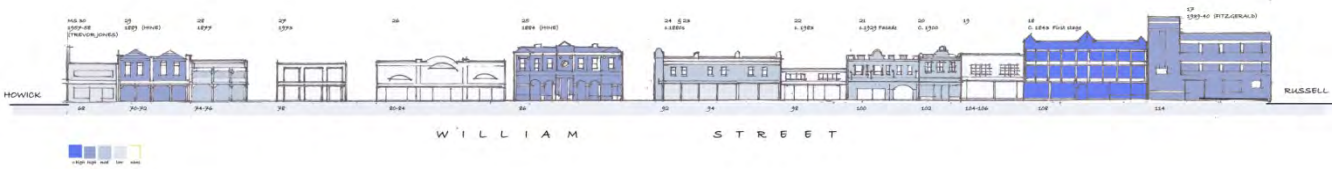
Streetscape 2: George Street on the town square



Streetscape 3: Howick Street facing the town square

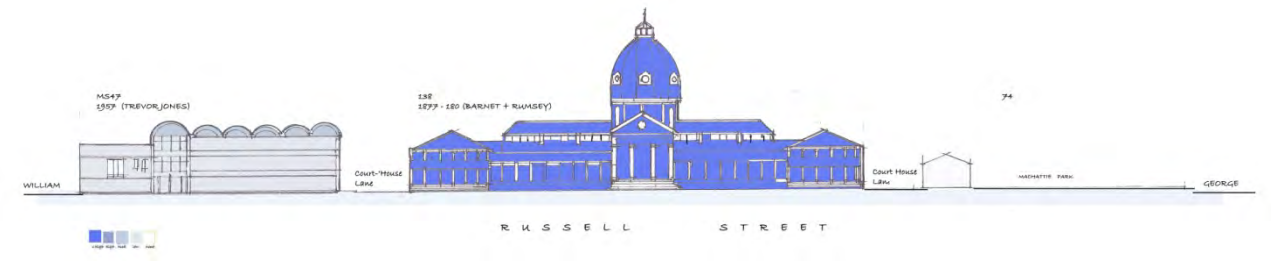


Streetscape 4: Howick Street on the town square

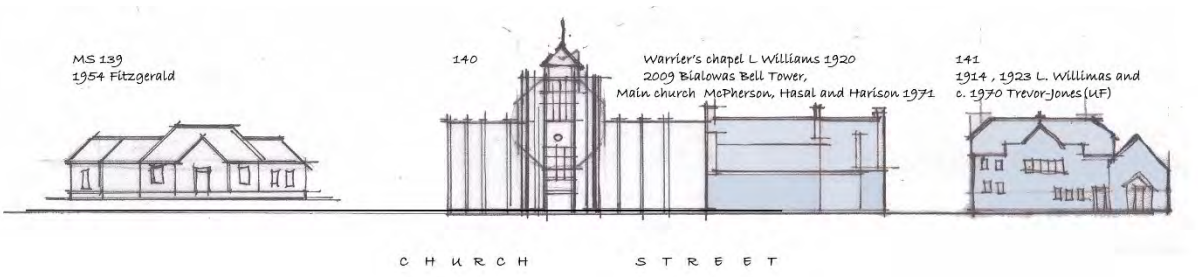


Streetscape 5: William Street facing the town square

Streetscape 6: William Street on the town square



Streetscape 7: Russell Street facing the town square



Streetscape 8: Church Street on the town square

There are seven buildings of the highest level of significance. Three are located on the TAFE land. Very significant buildings are mainly civic, educational or church buildings. There are a further 15 buildings of high significance, many of which are commercial buildings.[5]

5.10 MACQUARIE'S FLAG STAFF

The location of the Town Square, and subsequent building developments including the Court House, Carillion and cathedral bell tower, relate back to the base point of Macquarie's Flagstaff. '*The British Union Jack was first hoisted on the new flag staff on this auspicious occasion, the Military fired 3 vollies and the whole of the people assembled (being 75 in number) gave three cheers in honour of the ceremony.*' (7 May 1815, journal entry of Governor Lachlan Macquarie on the occasion of the foundation of Bathurst).

This flag staff is located on Mitchell's 1833 plan near the Macquarie River, and its position sets the centre line for the Bathurst Square and Church of England.

As Dr Rob McLachlan says in 'A Delightful Spot", his Settlement History for Bathurst:

The flag staff went on to serve for some decades as the base survey point for all subsequent surveying undertaken by government surveyors. There is an extensive State Records collection of maps and plans of the settlement based on those surveys. Consequently, modern researchers can identify with some accuracy the likely locations of buildings, roads, fence-lines and other man-made features constructed in the 1815-1840 period.

[5] On a larger attachment plan of the Bathurst Town Square brief individual histories are included.

The flag staff takes on a special significance with the laying out of the town site for Bathurst in 1833. Previous to 1833, the settlement was restricted to government occupation only. The Flag Staff was used as the base point for the surveying of the town's 10-acre blocks and intervening street allowances, all of which was done with precision. It is not coincidental then that the Flag Staff lies equidistant between the town's two main streets, William and George, and that a meridian drawn from the Flag Staff passes through iconic structures of the city located between these two streets, including All Saints Cathedral and its recently built Cathedral Bell Tower, the Bathurst War Memorial Carillon and the Bathurst Court House. In the case of the Court House, the oldest structure, the meridian bisects the building almost perfectly. All are located within or on the curtilage of Mitchell's proposed central town square. The Flag Staff has a close and purposeful connection with the Bathurst Town Square.

The meridian line also passed through important early buildings now gone, including the first Anglican Church (on the site of the present Cathedral), an earlier court house (in the courtyard of the present court house) and the walled gaol (now Machattie Park). The centre of the walled gaol is marked today by a bandstand, which is bisected by the meridian.

Figure 18 Part 5: View of Bathurst town square from the showground showing the various high points aligning with the flat staff. Image by Robin White

5.11 HISTORY SUMMARY

The following is a summary of the history of the Bathurst Town Square.

- A preliminary town plan of Bathurst which contained a central square was prepared by J. Larmer in 1832. This plan had a church labelled at its centre and considerable open space suitable for large civic gatherings around it.
- The town square was set out and approved under the directions of Surveyor General Thomas Mitchell in January 1833. A key feature to the future town of Bathurst was the Town Square.
- As a public space, The Town Square was never realised, but is recognised today as a designated Historic Area.
- Education has been a continuing significant activity on the Square from pre-school to post-secondary, church and state education.
- Other historical uses on the Square include commerce activity including markets, law and order activities, government and communication.

- Religion has been a constant presence with more than half of the Town Square given over to leading protestant faiths - Anglican and Presbyterian use by 1846. Construction of All Saints Church began in 1845. Designed by Edmund Blacket and opened 1848.

- On the 2nd November 1830 ten survivors of the Ribbon Gang of bushrangers were executed on the Square.

- An official market place began on the Russell Street side of the ·Square in April, 1849.

- On the 3rd October 1863 Ben Hall's gang rode from Howick to George Streets by cutting across the Square.

- The telegraph office was the first government building on the Square.

- In 1874 the Bathurst Presbyterian Church closed its school and supported the public education system. The Church of England made the same decision and closed All Saints School in 1879. This created saleable land in William Streets. The commercial rear access was opened and called Ribbon Gang Lane.

- In 1889 the Department of Education became responsible for such advanced education and by 1893 it wanted to build a technical college at Bathurst. Members of the School of Arts voted to offer the School's unused land in William Street for a college and in 1894 this was accepted.

- The people's Federation Convention was held at the School of Arts in 1896.

- The Boy Scouts hall was built in 1959, designed and built by volunteers on church land under a 1954 agreement.

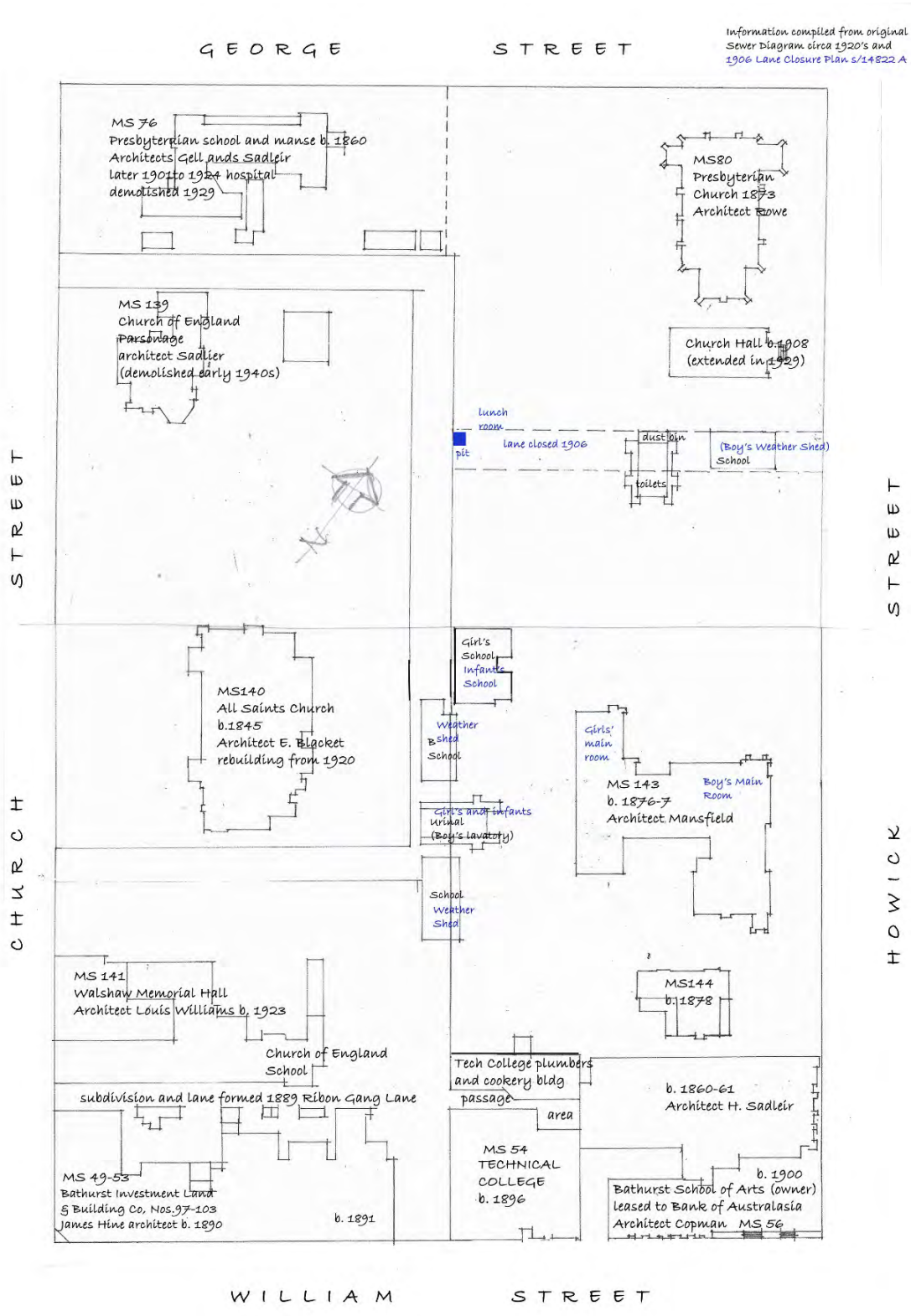


Figure 19 Part 5: A compilation plan drawn from various sources showing the Square by the late 1920s. Drawn BJH

5.12 PHYSICAL SUMMARY

The following is a summary of the physical attributes of the Bathurst Town Square.

- The Bathurst Town Square is bounded by William, George, Howick and Russell Streets. The streets include many historically significant buildings that are on, or face, the Bathurst Town Square. Other elements in the setting of historical or aesthetic value include street furniture and landscape elements, notably the lamp standards, Kings Parade, public art such as the 'From the Floor' a mixed media sculpture in Howick Street and the monuments in King's Parade.

- The whole of the BathurstTown Square is a locally listed item including many statutory listed buildings and sites and also many non-listed buildings of considerable significance. Victorian era buildings together with early Federation buildings provide the majority of buildings with 37 in total remaining today.

- Many of Bathurst's and national architects are represented here including Government architects Barnet, Rumsey, Kemp and Mansfield and private practice architects; Copeman, Rowe, Hine, Fitzgerald, Trevor-Jones, McPherson, Harrison, Hassel, Williams and Bialowas.

- The State listed Federation street lamp posts (105 in number) installed in the 1920s include twin lamp standards, lining the centres of William, Howick and George Streets and single lamps standards of the same period in King's Parade, Russell and Church Streets.

- Many paths and laneways have formed part of the Town Square. Most have been closed or altered. For example: Ribbon Gang Lane was established in 1888 by the Church of England to access newly created commercial land. It was named after a gang of the same name who were executed in the vicinity in 1830.

- The location of the Town Square, and subsequent building developments including the Court House, Carillion and cathedral bell tower relate back to the base point of Macquarie's Flagstaff.

5.13 THE BATHURST TOWN SQUARE ASSESSMENT OF SIGNIFICANCE

The NSW Heritage Office web site provides the following statement of significance for the Bathurst Town Square:

> *'A colonial period square which incorporates central city block of Bathurst City from William to George streets, and Howick to Russell. This area remains a focus of the city, but only part (perhaps 30%) remains set aside as a public space as originally intended: King's Parade.'*

This CMP provides a review of the assessment of significance through the NSW heritage criteria as follows:

Criterion (a) - Historical Significance -

A preliminary town plan with a central square was prepared by J. Larmer in 1832. This had a church at its centre and considerable open space suitable for large civic gatherings around it. The Bathurst Town Square was also set out under the directions of Surveyor General Thomas Mitchell in 1833. The

location of the Town Square and subsequent building developments such as the Bathurst Court House and Carillion relate back to the base point of Macquarie's Flagstaff.

Criterion (b) – Social Significance -

The Bathurst Town Square is a place where members of the community have had the opportunity to gather since the 1830s.

This place includes most of Bathurst's most significant memorials including the Boar War memorial, the Carillion and the Evans memorial.

Historical events on the site include:

3rd October 1863 Ben Hall's gang rode from Howick to George Streets by cutting across the Square and on the 2nd November 1830 ten survivors of the Ribbon Gang of bushrangers were executed in the Square. The people's Federation Convention was held at the School of Arts Hall in 1896.

Criterion (c) – Aesthetic Significance –

The Town Square plus its curtilage includes many historically significant buildings, including statutory listed buildings with the Victorian era buildings dominating. The work of over 14 architects are located there including Barnet, Rumsey, Kemp, Mansfield and private practice architects: Copeman, Rowe, Hine, Fitzgerald, Trevor-Jones, Louis Williams and Henry Bialowas.

Criterion (d) – Cultural Significance -

The Bathurst Town Square is of high historical and aesthetic value with many Victorian and Federation era buildings and street furniture, notably the lamp standards and Kings Parade monuments.

While the plans for an open Town Square were abandoned, the early use of the area served as a public space with the Church of England, school and parsonage, and markets being the first occupants.

The central location has proved vital for commerce activity, government, communication and law and order, with religion being a constant presence since 1846.

An important place for children especially education from Sunday school, pre-school, high school and tertiary education and boy scouts activities.

Criterion (e) – Educational or Technical Significance -

Education is a significant activity from pre-school to post-secondary, church and state education. Initially church schools were located on the site but these closed by 1874 to support the public education system.

In 1889 the Department of Education became responsible for public education and in 1894 decided to build a technical college at Bathurst.

Criterion (f) – Rarity -

Although never realised as an open town square this Town Square is recognised today as creating a unique space in Bathurst's history especially for educational, religious and commercial activity.

Provisions for colonial period town squares were rare. Mitchell's plan for Bathurst shows a grand open square at the centre of formerly laid out wide streets.

Criterion (g) – Typical or Representative -

Mitchell's plan for Bathurst with a grand open square at the centre of formerly laid out wide streets was in keeping with a classical model for a town plan.

5.14 STATEMENT OF SIGNIFICANCE FOR THE BATHURST TOWN SQUARE (1833)

Drawing together all the main points described in the criteria above the Bathurst Town Square is significant because:

Mitchell's 1833 plan provides for a grand open Town Square suitable for large civic gatherings at the centre of formerly laid out wide streets, in keeping with a classical model for a town plan. The location of the Town Square, and subsequent building developments including the Court House, Carillion and cathedral bell tower relate back to the base point of Macquarie's Flagstaff. Although never realised as an open Town Square this square has, from the late colonial period, been a significant location for religion and education, and now a central location for commercial activity, government, communication and law and order.

Within the Bathurst Town Square and its curtilage are many listed and highly significant Victorian era buildings plus significant items of street furniture and public art. It is also the place of public celebration and commemoration, containing fine memorials including the Carillion in King's Parade.

5.15 LEVELS OF SIGNIFICANCE

While the Bathurst Town Square contains items of State significance, it is recommended that this place, the Bathurst Town Square as an historical locality, have its listing as a place of Local significance retained.

State listing of the whole Square is not recommended.

5.16 ARCHAEOLOGY

Refer to Part 3 of the Plan for more detail and a plan showing potential sites for archaeology.

If archaeological materials are likely to be disturbed an Archaeological Assessment should then be prepared in accordance with the NSW Heritage Office guidelines for preparation of Archaeological Assessments.

5.17 HISTORY THEMES

The following table shows the correlation of National, State and Local themes for NSW with local examples from places currently listed or of high level of significance within the Bathurst Town Square.

Australian Theme	NSW Theme		Notes	Examples
2 Peopling Australia	Aboriginal cultures and interactions with other cultures	Local themes	Activities associated with maintaining, developing, experiencing and remembering Aboriginal cultural identities and practises, past and present.	Evan's Memorial
3 Developing local, regional and national economies	Commerce	Local themes	Activities relating to buying, selling and exchanging goods and services	Many buildings including buildings from 91 to 93 and 101 William Street The Royal Hotel
3 Developing local, regional and national economies	Environment - cultural landscape	Local themes	Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Machattie Park Street lamps Kings Parade
3 Developing local, regional and national economies	Events	Local themes	Activities and processes that mark the consequences of natural and cultural occurrences	The axis of the Flagstaff The Evan's memorial Anzac ceremonies Weddings
4 Building settlements, towns and cities	Towns, suburbs and villages	Local themes	Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	The Bathurst Town Square Kings Parade
7 Governing	Law and order	Local themes	Activities associated with maintaining, promoting and implementing criminal and civil law and legal processes	Site of former Bathurst Gaol in Machattie Park Bathurst Court House
6 Educating	Education	Local themes	Activities associated with teaching and learning by children and adults, formally and informally.	All Saints Church former school & priests' residence. Site of the School of Arts Bathurst TAFE group Presbyterian pre-school Former Bathurst Public School and now museum

Australian Theme	NSW Theme		Notes	Examples
7 Governing	Government and administration	Local themes	Activities associated with the governance of local areas, regions, the State and the nation, and the administration of public programs – includes both principled and corrupt activities.	Machattie Park Kings Parade The Council chambers The Court House
8 Developing Australia's cultural life	Creative endeavour	Local themes	Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Central Lamp Standards Machattie Park Kings Parade Bell tower and bells to All Saints The Carillion 'From the Floor' chair
8 Developing Australia's cultural life	Leisure	Local themes	Activities associated with recreation and relaxation	Various hotels – Royal and Knickerbocker Machattie Park Kings parade
8 Developing Australia's cultural life	Religion	Local themes	Activities associated with particular systems of faith and worship	All Saints Cathedral, Walshaw Hall Presbyterian church & hall.

5.18 POLICIES FOR THE TOWN SQUARE

To strengthen what is already a strong Victorian-Federation-Art Deco period of construction, the following policies arise from the study of the site, its physical and historical properties and the various studies that have provided information about the site:

Policies for the whole Bathurst Town Square

1. Revise the use of the Main Street Study findings and encourage conservation, repair and, or reconstruction of original building details including paint colour schemes, and reconstruction of visually significant fabric such as verandahs and parapet decorative elements.

2. When in-fill opportunities arise strengthen the surrounding visual landscape and streetscapes through appropriate infill ensuring new designs complement the setting in terms of scale and materials and refer designers back to the Main Street Study for information and to BRC's policy on in-fill. In this case also:

   a) Recognize and retain the central historic axis through the Town Square.

   b) Avoid altering the skyline.

c) Avoid a dominance of modern building materials (e.g. concrete slabs and tilt-up), encourage traditional materials. For example face brickwork walls should be an essential element of new infill development.

3. When reconstructing former known structures such as building facades, elements of the facades and verandahs, these should be true to the original in materials, form and character. For example brick walls should generally be face brick with traditional lime mortar joints. Pointing up joints must be done in a traditional lime mortar. Reconstructed verandahs should be supported on dressed and paint finished timber posts with detailed brackets and fretwork of a size and type appropriate to reconstruction. Walls should be in face brickwork in an appropriate red toned face brick. Brick or stone sills, brick header courses, timber windows and their details should be as close as practical to original works[6]. If earlier details are not known then the advice of a heritage professional should be sought.

4. Continue to care for the setting. Retain and repair original street and park furniture including lamp standards, seating and other structures. If additional furniture or complimentary lighting is required for the space use appropriately designed and approved Victorian or Federation styled furniture or lighting. In public spaces where accessible furniture is also required some alternate accessible seating may be added at the planners or heritage advisor's discretion. Wherever possible original furniture should be retained, and repaired when necessary. If new furniture is required to meet accessibility requirements it should be added to the original furniture and not used to replace it.

5. Minimise signage distraction. Follow Council's current signage standards under Council's Development Control Plan. This should be followed to minimise the visual impact of individual signs that detract from the original streetscapes and setting. Signage should be restricted on original facades to original spaces, sizes and type faces. Again the Main Street Study should be a guide.

6. Re-establish access through the whole Bathurst Town Square site.

a) Seek opportunities, or be aware when opportunities arise, to encourage pedestrian intrusions into the Town Square following historic lanes and pathways where possible, but encouraging non-the-less the opportunities for pedestrian (and cycling) links through the Town Square. Refer to diagram in part 5.05.

b) Remove or relocate fences and services where these block access, or where they are unsightly and visually detrimental to the space.

c) Name the lanes with historic precedence.

d) Where physical links are not possible retain visual links through the site.

e) Laneways or pathways should be paved with segmental porous pavers such as brickwork, cobble stone or the like.

[6] Brick cavity walls in stretcher bond will be acceptable in lieu of full brick English or Flemish bond, with a damp proof course in new brick walls.

f) General materials palette:

i) Pavers and ground surfaces to be porous such as brick paving, compacted granite, lawns.

ii) Paving near walls to finish below damp proof courses and wall vents.

iii) New wall structures to be in brickwork of a solid pressed variety and red palette colours to match traditional colour ranges.

iv) Mortar to be traditional lime mortars for repairs, pointing up and similar. In new brickwork, mortars can satisfy new construction codes but be in a natural colour.

A palette of acceptable finishes is discussed in Part 7 of this CMP.

7. Encourage use of Town Square spaces for community leisure, culture and recreation. For example the space between the AFM Museum and the Post Office.

8. Encourage landscape elements of design for unification of the Town Square – pavements, lamps, signage, fences, plantings, water features, walls and archways, and outdoor furniture.

See palette notes above

9. Encourage site interpretation as part of any new development.

a) Signs, retaining special historical elements, reconstruction of missing elements, special effects, printed materials.

10. Undertake overall master planning of the site to incorporate recommendations by the owners and users of the site (refer part 5.07)..

11. Relevant policies suggested at the owners and users meeting on the 21st July 2014 include a Master Plan approach to:

a) Develop a strategic approach to the organisation of the public space, the outdoor areas and landscaping, garbage disposal, service mains and sub-stations and amenities.

b) Open up pathways and laneways, improving accessibility, removing fences and providing appropriate lighting, street furniture and signage.

c) Develop unified parking on a community shared basis for parking for owners, tenants and visitors.

d) Unify access for suppliers and supplies.

e) Organise garbage disposal, service mains and sub-stations and amenities.

f) Improve landscaping

12. Policies for future improvements:

a) Council to investigate consolidation of lands surrounding the TAFE site. In particular the Church car park to provide for greater opportunities for unified parking and service access to benefit the whole Square.

b) Council to identify any opportunities with Telstra for longer term adaptive re-use of the Telephone exchange building or site.

c) Investigate the opportunities for staged open spaces within the Square.

d) Improve the visual continuity of the space through consistent elements such as landscaping and lighting.

e) Council to investigate the establishment of a public laneway adjacent to the Elizabeth Chifley Preschool to link the square with George Street.

PART 6 REPAIRS

Figure 1 Part 6: Cracked wall in former Headmaster's residence

CONTENTS

6.01 REPAIRS GENERALLY & HERITAGE GUIDELINES

Using modern materials and methods incorrectly with traditional construction can cause damage to significant fabric and may exacerbate existing problems. If partial replacement of damaged fabric is proposed, assess whether leaving the original fabric in place and repairing it is practicable as this is preferable. Always prioritise correct visual detail so the significance of the buildings is not diminished.

Refer to the heritage publication 'How to carry out work on heritage building sites', 1995. It is available on line. The following is an abbreviated summary of those trades that are likely to be most important to the repairs of the TAFE buildings.

Cleaning Masonry

Clean masonry surfaces only in order to remove harmful substances and to reveal deterioration. Use a gentle method, such as low pressure water spray and soft natural bristle brushes. Do not use too much water as it can cause efflorescence and hasten deterioration of the stone. Do not use acid - particularly on marble or limestone. If stains are difficult to remove, you should consult specialist cleaning companies.

Repairing masonry

Patching material should match the old fabric as nearly as possible in colour, grain, bedding, durability, porosity and chemical composition. Render or mortar mix should closely match existing material to avoid detrimental interaction. When replacing mortar or render use mixes that are compatible with the brick or stone. Weak lime mortars are appropriately flexible and porous. Repoint only where existing mortar is unsound or where insufficient mortar is missing to cause detrimental water penetration. Use a weak traditional lime based mortar mix.

Maintain existing damp-proof courses and flashings, unless they are ineffective and need to be replaced. Wall cavities should not be bridged. Replace previous ineffective or harmful repairs.

Some practical points to follow include:

- Traditional masonry should be repaired with traditional materials. For example lime mortar should be used for patching and pointing because high cement content mortar can lead to break down of masonry or stone elements leading to spalling, deterioration and possible cracking.

- Spalling stonework can sometimes be rubbed back rather than replaced.

If you need to replace only some of the roofing material, use the best slate on the most visible profile of the building. Ensure slates are the correct size (usually 610 x 305mm, 508 x 254mm and 406 x 203mm) and from the same country of origin. Welsh slates are generally the best, but they are also the most expensive. Good second hand Welsh slate could be a cheaper alternative.

Do not use concealed ridging unless it was part of the original building. Engage an experienced slate roofer to provide a proper assessment of the roof and the options for repair or replacement.

Slate

It is important to know why a slate roof is failing before taking action. Is the slate itself failing, or is the problem due to the failure of the fixing nails or the timber structure? If it's the latter, the slate can be lifted off and replaced when the framework has been repaired. If the slate itself is failing, part or all of it will need to be replaced. If the slate is simply dislodged, re position it. Traditional slate roofing should be repaired using traditional stone and methods. Consider relocating older slates to visible roof patching areas.

Timber

Repair, rather than replace, unsound timber. An example of this approach is splicing new timber into a verandah post. It is usually more cost effective to do repair work rather than complete dismantling and rebuilding. When timber is structurally weakened by termite damage for example, consider using epoxy resin for repairs. Ensure this does not penetrate adjacent masonry. Although it is expensive, it avoids the problems encountered with the removal and replacement of timber. The selection of the timber species is not critical in heritage terms where timber is to be painted or stained.

Retain all hardware, replacing only deteriorated or missing elements with matching elements.

Paint

Do not paint previously unpainted surfaces. Do not use waterproof or water repellent paints, as they can accelerate deterioration by trapping water in the substrate. Let the fabric “breathe”. Paint removal is difficult and should only be attempted by experts using techniques which do not harm the masonry.

- Acrylic paint should not be used over traditional walls that rely on evaporation of moisture.
- Prevent iron erosion of masonry or stone by sleeving or protecting contact points.

6.02 REPAIRS TAFE BUILDING

- Detailed **site inspection schedules** (refer Part 8 of this Plan) have been prepared for the TAFE building (Block A) and the former Public School buildings (Blocks B and C). These schedules include a description of the existing fabric of the buildings per room and schedules or repair works required, now and future. It is based on site notes and images taken on the 15th & 23rd April 2014, and 13th May 2014.
- Level 1 or urgent repairs are those repairs that should proceed prior to future reuse.
- The significant fabric of the building in the Inspection Schedules is described in black text while intrusive fabric, or fabric of no significance is described in green text. At some point in the future it may be decided to remove intrusive or non-significant fabric, which will affect decisions on whether to repair or not.
- There is a column for urgent defects, and one for less urgent defects or potential damage which would be caused by the removal of non-significant or intrusive items.

- Information from the Asbestos Management Plan (15/1/13) has been incorporated into this report. However the AMP must be referred to when works are undertaken.

- Similarly information from Calare Civil's 2012 structural report has also been incorporated but again that document should be referred to when work is carried out.

- A summary of the main defects follow divided into urgent, non-urgent work and remedial works. Trades are nominated.

6.02 URGENT REPAIR WORK TAFE BUILDING (BLOCK A)

Work that should be attended to quickly in order to stop further deterioration to significant building fabric. This category also includes some work to remove health risks.

- Stop further stormwater damage.

- Remove Pigeon Guano

- Remove water damaged carpet. (Note: This was removed in September 2014)

- Carry out work to remove Pigeon nesting sites from the outside of the building.

- Assess all windows

Repair 1 Plumber. The rainwater head in the central courtyard has come away from the roof. Re-fix and re-flash rainwater head in place. Check and clear the connecting down pipe and check and clear the box gutter behind the rainwater head. An initial memorandum for this urgent repair work was sent on the 25th March and on the 7th August 2014. The work was undertaken in November 2014.

Feedback is expected from this work which may add or affect further repair work. Refer to the site inspection floor plans which shows that this flooding is causing damage in locations noted on the ground floor as 1, 2, 5 and 6 and on the upper floor 10 and 11.

In the same area check and repair broken roof slates and repair flashing.[1] There may also be some missing guttering nearby, or it may be behind the fascia. It should be checked and reported on at the same time.

Repair 2 General and Plumbing: Remove the guano from the whole area of space 23 and check and clear any storm water drainage pits or pipes. This may require some new piping and/or pits.

Repair 3 General: Remove the water damaged carpet from spaces on ground floor: 2, 13, 14, 12 and 11 and allow the areas to dry out and floors to be inspected. (This work was completed in September 2014)

Repair 4 Window Repair broken glass (UF space 3). Check and report on other window glazing and on the functioning of all windows in the TAFE building. In particular

[1] Clare Civil Engineering Assessment 2012

Glazier: concentrate on those windows in the sections of the original 1896 sections of the building. The report should cover opening and locking mechanisms, glazing, sashcords and insect screens.

Repair 5 Roofer: Check on the whole roof, and in particular the roof space above the Caretaker's Flat (UF spaces 13, 14) and report on work required. Re fix the loose barge board.

Repair 6 Roofer: Install anti bird devices. The recommendation is the wholesale black netting over the main roof scape, with additional spikes along all nesting sites or ledges that cannot be netted. Very large nets are available as manufactured for orchards, and are generally very effective. The black net is not easily seen and does not spoil the heritage appearance of the building.

6.03 NON-URGENT REPAIR WORK TAFE BUILDING (BLOCK A)

Work that should be attended to, at some time in the future, to restore significant building fabric and to make the spaces safe and reduce vermin.

- Repair damage that allows pests to enter building
- Repair floor damage where structurally unsound
- Repair failing or fallen ceilings
- Repaint joinery work on the full exterior of the building including windows, barge and fascia boards, finials and any timber details.

Repair 7 Joiner: Stain, seal and repair front entry door William St. space 1/2.

Repair 8 Plaster: Repair water damaged wall above rear exit door Space 2 – note *1

Repair 9 Joiner: Repair base of rear double timber door space 7.

Repair 10 Carpenter: Inspect and repair floors if required, after they have dried out in spaces 11, 12, 13 and 14

Repair 11 Plasterer, Carpenter: Repair ceilings above spaces 13 and 14.

Repair 12 General: Remove mesh screen and storage space 35

Repair 13 Joiner: Repair water damaged windows in space 9 and above in Mezzanine and weathered external timber elements. [2]

Repair 14 Plasterer: Repair damp wall damage in upper floor spaces 6 and 7

[2] Clare Civil Engineering Assessment 2012

Repair 15 Carpenter:	Repair floor structure in Upper Floor Caretakers space 10
Repair 16 Plasterer:	Repair ceiling damage upper floor space 12
Repair 17 Carpenter:	Seal up store under stair and replace missing baluster upper floor Space 16
Repair 18 Glazier:	Repair any broken glass in windows, sash chords or loose flyscreens, reported from initial urgent repair work (item 4 above) and as directed. Replace timber framed screens or replace with lighter aluminium framed screens, to approved colour and type. (Only to significant original spaces)
Repair 19 Roofer and Plumber:	Repair the roof as reported from initial urgent repair work (item 5 above) and as directed. (Only to significant original spaces). Replace rusted or corroded plumbing pipes and fittings. Stop any dripping taps remaining including one on the south-western driveway side. (Work completed November 2014).
Repair 20 Painter and Joiner:	Repaint joinery work on the full exterior of the building including windows, barge and fascia boards, finials and any timber details. Obtain colour selection by close investigation of the existing painted colours or follow the Main Street Study recommendations. Look at long term restitution of window joinery details. Retain all original hardware. Also paint out modern white plastic plumbing fittings externally, to match background colour.
Repair 21 Masonry:	Repair brickwork where masonry requires pointing up using traditional mortar. Clean down all face brickwork. Replace poorly executed repairs.

.

Figure 2: Poorly executed repairs and paint downpipe base

Repair 22: Remove disused services from the exterior of the building. This includes pipework and light fittings no longer in use, and air conditioning equipment on the side drive way.

Repair 23: Check over and repair as needed the slate roof. Consider removal of the moss or lichen from the south sides of roof.

Repair 24: Repair stone sills and banding where this stonework is severely weathered. A qualified stone mason should provide advice on the extent of work and the preferred source of stone. (An inspection of the stone work has been arranged).

Figure 3 Part 6: Cracked window glass, flaking window paint. The light fitting on the right hand side if no longer used should be removed

Figure 4 Part 6: Eroded mortar joints and unsightly moss growth which requires cleaning and repointing

6.04 REMEDIAL WORK TAFE BUILDING (BLOCK A)

This includes repair work that will be required to significant fabric when non – significant or intrusive fabric or items are removed. This work is generally noted in the inspection schedules and could be left until a proposed use is known for the space.

Remedial repair also includes general refurbishment work which is not included in the schedules. This would include replacement of all floor coverings, repainting of previously painted surfaces with the sealing or removal of lead paints and general repairs to the operation of timber windows, doors, hardware etc. Again the extent of these repairs will be affected by the future use and what spaces are retained. E.g. If the upstairs bathroom space 11 is retained then the asbestos linings will need to be replaced.

Therefore this work should wait until a known use or uses for the building are established. Some of the offending areas may be totally removed and so obviate the need for interim repair.

Calare Civil Engineering Assessment 2012, refers also to some additional desirable work as follows:

- Bouncy floors require 'shimming' or packing. Refer to Inspection schedules for extent of work.
- Install additional sub floor ventilation
- Install drainage adjacent to the driveway on the south wall to reduce wall penetration by moisture.

6.05 GENERAL REPAIRS FORMER PUBLIC SCHOOL CLASS ROOM BUILDING

This building is currently in use as a Museum. Because of that it is in fairly good condition.

This building has some defects externally. In particular storm water plumbing and associated joinery, some dislodged roof slates and water penetration.

6.06 URGENT REPAIR WORK FORMER PUBLIC SCHOOL CLASS ROOM BUILDING

Work that should be attended to quickly in order to stop further deterioration to significant building fabric.

Repair 1 Builder/Ceiling fixer:	Repair the hole in ceiling of porch space 10. This may mean full replacement of the ceiling as the best option. This is important to stop pigeon access and water penetration.

Figure 5 Part 6: Hole in ceiling of porch space 10 of former Public School classroom

Repair 2 Roof Plumber:	Stop water penetration into the building. This will include stopping water from the bell tower entering the building, and checking on and replacing or refixing roof slates.[3]
Repair 3 Glazier:	Repair broken glazing in porch space 11
Repair 4 Roofer:	Install anti bird devices. As for Block A the recommendation is the wholesale black netting over the main roof scape, with additional spikes along all nesting sites or ledges that cannot be netted.

6.07 NON URGENT REPAIR WORK FORMER PUBLIC SCHOOL CLASS ROOM BUILDING

Work that should be attended to at some time in the future to restore significant building fabric, stop deterioration and to make the spaces safe and reduce vermin.

Repair 5 Painter	Repaint the most damaged external timber elements.
Repair 6 Stonemason	Replace / repair damaged sill in space 2

6.08 LEVEL 3 REPAIRS: REMEDIAL WORK FORMER PUBLIC SCHOOL CLASS ROOM BUILDING

This includes some repair work that will be required to significant fabric. Refer inspection schedules.

This work includes the future relocation of the main AC system or properly deal with water overflow. If relocation is not possible screen the equipment. If possible also remove/ relocate the fire service from the wall and repair the damage.

Repair any fretted brickwork and repair any brick cracks, but only once the walls are stable.

Externally repaint all previously painted surfaces to match existing.

[3] Refer to Structural assessment by Calare Civil 2012

6.09 GENERAL REPAIRS HEADMASTER'S RESIDENCE

This brick building has not been used for a number of years except as a storage unit. Because of this, and as there has been no maintenance, the building is in very poor repair. Adding to this is the de stabilizing of the whole structure partly by the removal of the upper floor. In particular the storm water plumbing and associated joinery needs urgent attention. The building was restored in the 1990s period but external posts and fretwork were replaced with pine timber which is deteriorating. Rising damp is also apparent in various places including fretted brickwork and the fretting away of stone thresholds.

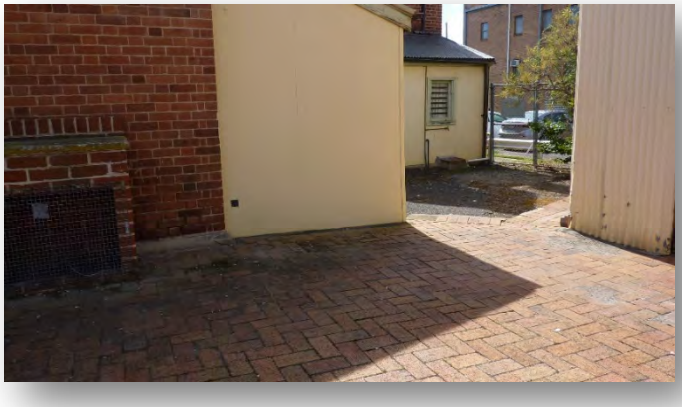
Apart from repairs this building would be improved by the reconstruction in part or whole of:

1. The upper floor. This could be framed in steel or timber to suit BCA current codes.

2. The open rear verandah. This may be lined externally with asbestos lining. Ascertain the extent of fibro used in the building and arrange removal and replacement.

3. Remove of the BBQ area.

Figure 6 Part 6: BBQ to the left hand side, and linings if asbestos cement should be removed from the former Headmaster's residence



6.10 URGENT REPAIRS HEADMASTERS RESIDENCE

Work that should be attended to quickly in order to stop further deterioration to significant building fabric.

Repair 1 Structural: Repair with underpinning the western wall as per Calare Civil report 2012.

Carry out further structural investigation to ascertain the stabilizing value of reinstating the missing floor, or installing cross beams and bracing to stabilize the structure prior to repairs being carried out.

Repair 2 Joiner Repair: Replace left hand front verandah post or repair with pant timber post and scarf joint. (Work expected to be undertaken in 2015.)

Figure 7 Part 6: Headmaster's residence severely deteriorated verandah post

Repair 3 Roof Plumbing Repair gutters, down pipes and all plumbing not functioning properly including removal of pigeon guano. Refer to Calare Civil report (2012). Check and repair/replace any broken or dislodged roof slates.

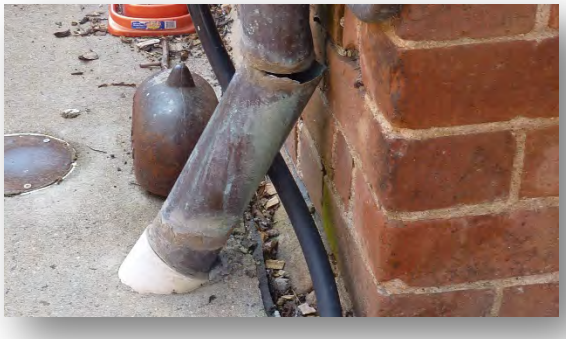


Figure 8 Part 6: Headmaster's residence broken downpipe

Repair 4 Joiner: Repair roof joinery including barge boards and fascia boards.

Repair 5 Roofer: Install anti bird devices such as netting over main roof scape, spikes along all nesting sites or ledges.

Figure 9 Part 6: Deteriorating eaves detail Block C

6.11 IMAGES

Images of the TAFE taken 14th April 2014. The first number below the image corresponds to the designated space. There is a full photographic survey and video of the site available as part of this project.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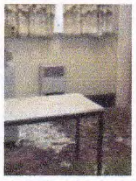
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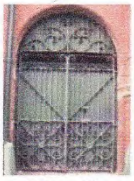
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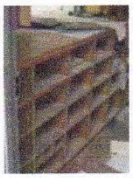
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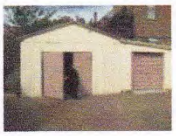
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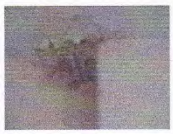
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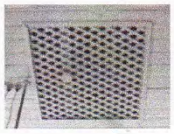
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W Tafe context 2.jpg


W tafe front facade. jpg


W Tafe Rear view. jpg

PART 7 MANAGEMENT AND FUTURE DEVELOPMENT

CONTENTS

7.01 MANAGEMENT POLICIES

The Bathurst Regional Council's brief: '**Bathurst TAFE Conservation Management Plan'** required specific management policies be addressed "with written advice and indicative sketches". Some are dealt with elsewhere in this document in more detail. The specific management policies are as follows.

7.01.1 RECOMMEND THE PARTS OF THE FORMER TAFE SITE THAT MAY BE BUILT OVER, DEMOLISHED OR REMOVED

Part 3 of this CMP nominates those parts of the TAFE building that must be retained to maintain significance which generally corresponds to the building fabric that dates from the first period of construction. The significance diagrams 3.17 and 3.19 and the schedules that follow, indicate the most significant fabric and hence the fabric that must be retained.

Conversely the following plans indicate those parts of the TAFE that can be built over, demolished or removed, if required, with planning approval. The same parts can also be retained if that is useful to a future purpose.

Figure 1 Part 7: Ground floor and upper floor plans of TAFE indicating fabric that could be removed or demolished depending on the requirements for re-purposing the building

Refer Part 3 The former TAFE buildings, Section 3.17- Levels of significance with the building.

7.01.2 INTRUSIVE FABRIC

Most of the additions to the 1896 Technical College are not of the quality of the original building. They show a range of methods and materials developed over time that are not always sympathetic to the original structures. This is partly why they are of a lesser significance. Most of the additions can be tolerated if adaptive re-use is possible. The area that should be considered for demolition first is that part that is intrusive to the original fabric and the aesthetics of the original designer's intent.

If the most intrusive parts are removed it will allow for some recovery of significance and improve health of the retained building fabric. The most intrusive fabric, and so the fabric that should be first considered for removal includes the following:

1. The Automotive Wing (now housing the Australian Fossil and Mineral Museum storage). This building section is intrusive because it is located within the visual curtilage of the Former School, and has a detrimental effect on its visual aesthetic (refer areas 30, 31 and 32). Effectively it 'crowds' the former School buildings.

2. The central toilet area that has cut off the original access through the building and caused damage to the fabric in the vicinity (area 23).

3. The central accessible ramp and associated handrails and structures that have contributed to a reduced aesthetic of the original access and open area, and also caused damage to fabric in the vicinity (area 24).

4. The toilet blocks in the central rear area, that are now below standard, for accessible facilities (areas 33, 34 and 35).

5. The internal spaces with mezzanine over (areas 8, 9, 10 and 25). These spaces have been visually divisive, breaking up what was once a large and impressive open museum space. The spaces are also causing physical damage to original fabric by cutting through windows and walls.

6. Enclosed verandahs on the ground floor (areas 18 and 19), and on the upper floor (area 30). These spaces originally were open verandahs and have been enclosed to provide cheap additional internal spaces. They are very poor quality spaces in construction, materials and aesthetically.

7. Open storage space (area 30) is an unsightly and cheap space that would no longer meet building standards. The open mesh allows the storage to be fully visible, is untidy and potentially a fire hazard.

8. The former through access space has been reduced by the early additions of a number of spaces. Areas 18 and 19 on the ground floor and above them bathroom facilities and living space for the caretakers flat (areas 10 and 11). These are generally poorly resolved areas, reducing the original open space and through access, and again providing fabric that is poor quality in construction, materials and aesthetics.

9. The fire escape facilities consisting of an overhead access and open stair case are again intrusive to the space and of poor quality design. They also have caused some damage to original fabric particularly where openings were cut through original walls.

10. Divisions between spaces 4, 5 and 6 were not original. They are less intrusive than most non-original fabric in that they have been added. These could be retained or removed.

So as plans are developed, and choices are made about additions and alterations, the above areas should be the first areas considered for removal.

7.01.3 RECOMMENDED BUILDING ENVELOPES FOR NEW BUILDINGS

If sections of the existing TAFE building are removed, as outlined above, that land can be built over, except where doing so would infringe the set curtilage of the other listed buildings. Combining this area with available land adjacent there is potentially considerable opportunity for new development. This needs to be balanced with:

1. Allowing sufficient curtilage around the retained heritage buildings – the Former School Classroom building and Head Masters residence. This curtilage is an arbitrary measure but should allow proper visual setting for the buildings. A distance equal to the height of the building's wall plus any gable, should be a minimum clear space allowed to another single storied building or verandah, and approximately 1.5 times that width to a 2 storey building. These measurements are set as minimum guidance only.

2. The existing space between the public school building and former headmaster's residence should not be interrupted with any structure except low key street furniture, landscaping materials or pedestrian structures.

3. Space forward of the Heritage Listed buildings facing Howick Street should remain unencumbered.

4. Access through the site is also very important and will limit future development area. This access can be a combination of access through the building and around the building. It should include the original access from Ribbon Gang Lane to Howick Street, and a pathway access between the Public School Buildings. These access ways are noted on the later plan. Access through buildings can be achieved at ground floor level only with building carrying over at upper levels.

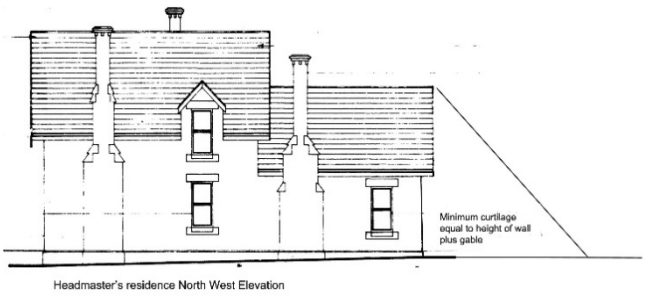

Figure 2 Part 7: Minimum curtilage allowance to another single storey structure to the rear of Headmaster's residence

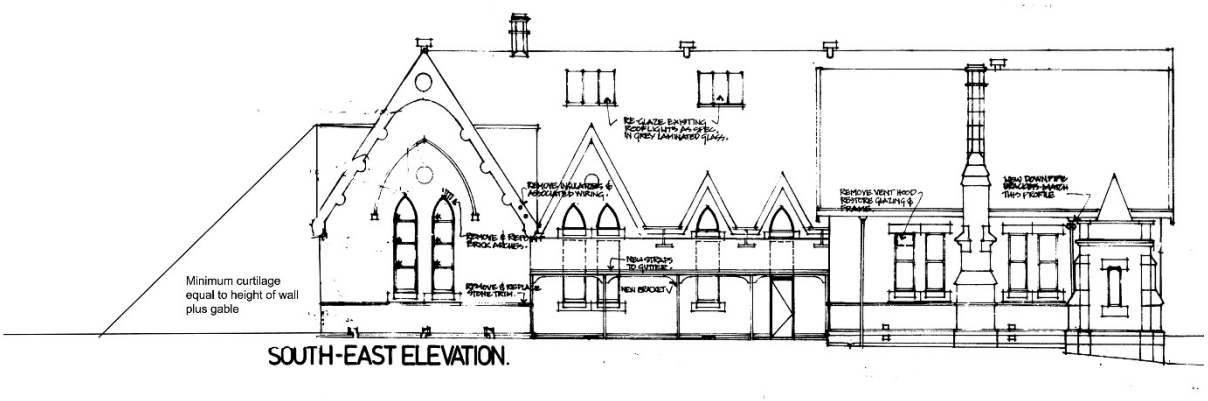

Figure 3 Part 7: Minimum curtilage allowance to another single storey structure to rear of former school building

The following areas and levels describe recommended building envelopes for new buildings:

1. Part A and B. The total new area of ground floor space available for a new building envelop to the north west of the TAFE is approximately 870 m2 in two parts with central access through on the ground. An increased area of approximately 970 m2 as a second floor level is possible. Refer to Parts A and B below.

A third and fourth floor level, set back on two or three sides, would also be appropriate and result in an overall area of approx. 3000 m2.

The car-parking basement, possibly with an archive storage space, could be larger in area than the ground floor so long as a structural clearance is given to any retained structures.

2. Part C: A smaller ground floor, or two storied space is available to the north east of the TAFE building if required for entrance lobby, shared facilities or distribution spaces, especially where accessibility is concerned. This is an area of approx. 60m2 on ground, and should be limited to two floors.

3. Part D: A ground floor space only, or two levels, along the north west side of the adjacent property at Lot 1 DP 1155530 (restaurant and offices) is recommended for redevelopment of this space into retail / café outlets or public space, to soften and improve the aesthetic of the existing buildings side wall. The proposed new area is approx. 130m2.

   This space would not extend in front of the existing Public School setback. This recessed setback also allows for the existing café to have pedestrian access towards the Square on the North West side and the possibility of outdoor dining.

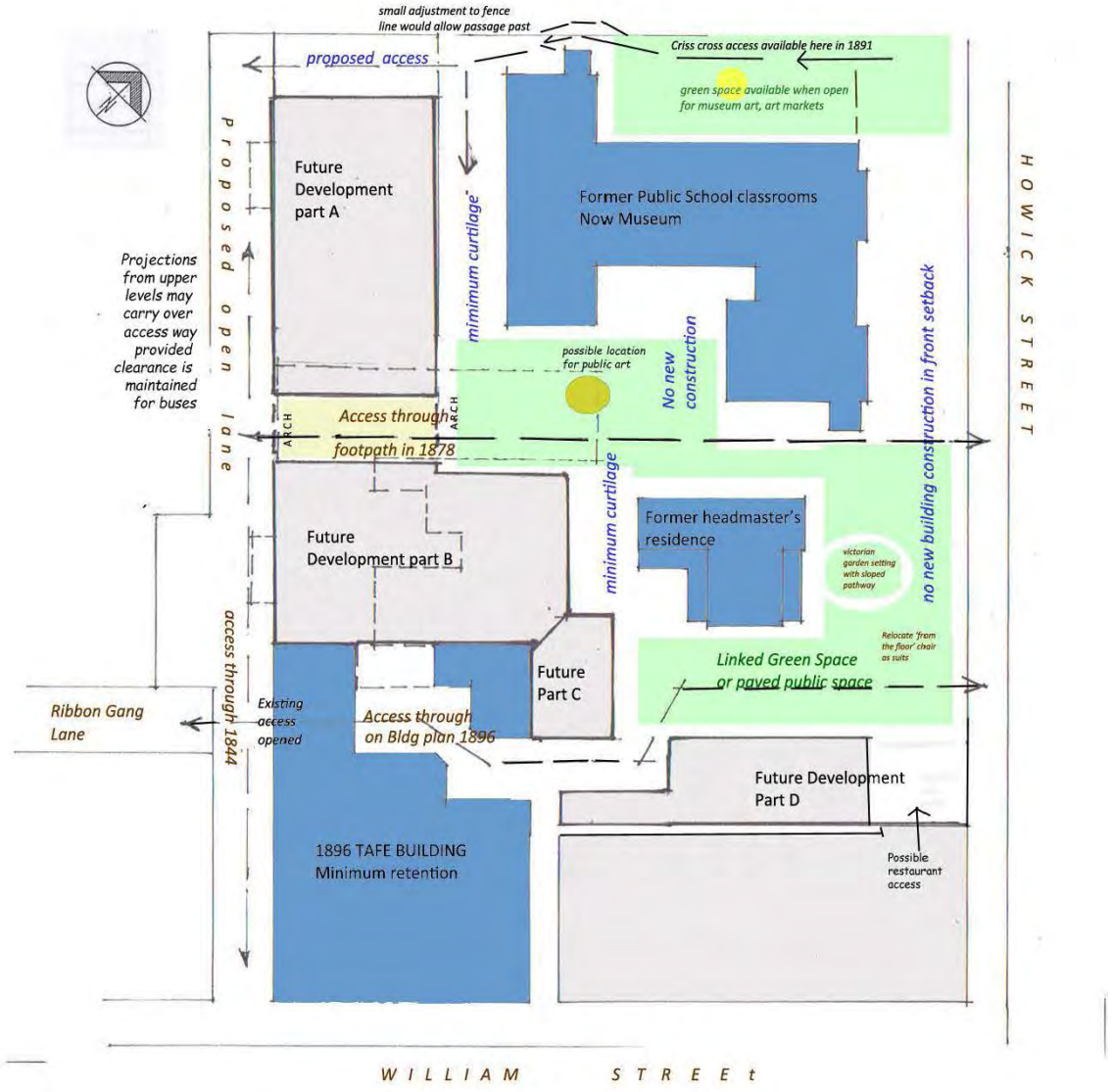

Figure 4 Part 7: Recommended new building footprint

7.01.4 RECOMMENDED MAXIMUM HEIGHT LIMITS FOR EACH BUILDING ENVELOPE.

The 1975 City Centre study noted that the Bathurst Town Square and its curtilage contains a high concentration of major public buildings, including the tallest and historically most significant buildings of Bathurst and it's spaces. The axis of the surveyed flagstaff passes through the centre of the Square, through the Carillion and the spire of All Saints through to the Court House dome.

New buildings must respect the Flag Staff - Carillion (30.5M) - Court House axis through the Bathurst Town Square and should not compete or distract from that line. Therefore new buildings should generally fit below that level.

The original TAFE building back wall is approximately 8 m high to eaves and about 13 m to its highest ridge.

The Telstra building is about 13 m high and consists of 2 and 3 levels.

The Post office is taller, approximately 15 m high, having 4 levels above ground and a sizeable roof structure over.

The church bell tower is about 15-16 metres with its spire.

Based on these existing heights, new building height should be no greater than a total height of 14-15 m overall including the roof. This would accommodate four building levels above ground stepped away from the adjacent heritage items.

Therefore maximum height for new development is to be 15 m above GL, including roof. See below for recommended maximum heights across the site.

Equipment on the roof should be centrally located, included within the roof space, and not visible from the ground. Screening is to be approved.

Maximum heights summary

Part A Four levels plus in-ground parking. Maximum height overall (including roof) 15m. Some detachment (1.8m) from the retained TAFE building is recommended at least above the ground floor.

Part B As above with a maximum height of 2 levels and 8 m for the first 6 m from the retained TAFE building.

Part C Two levels and 8 m.

Part D Two levels and 7 m.

Side setbacks, particularly at the North West end are recommended, providing some step down. Overall design appearance will be the main criteria.

Figures 5, 6 and 7 below have been prepared to illustrate in 3D the recommended building envelopes for new infill development on the site. They should **NOT** be interpreted as the recommended or only suitable design option for the infill buildings. Their purpose is for illustrative purposes ONLY.

Figure 5 Part 7

Figure 6 Part 7

Figure 7 Part 7

7.01.5 ARCHITECTURAL GUIDELINES

The brief called for architectural design guidelines and schedules of appropriate building materials for new buildings and general building elements to ensure that new buildings tie in with and compliment the original fabric of the former TAFE buildings in terms of shape, material and texture.

New buildings should:

1. Have verandahs for a minimum of 25 % of their façade located where aesthetically and pedestrian wise they are most advantageous.

2. Building materials should feature red/brown face brickwork for a minimum of 50% of each façade.

3. All facades should be articulated with intrusions and extrusions, verandahs and projecting or internal balconies, roof spaces etc. to make them visually interesting with small scale detail.

4. Single and two storied building envelops should have pitched roofs and relate in scale to the existing retained TAFE building. Above 2 levels the roof may be flat and or parapeted. Elevations should show clearly how they relate to existing retained buildings adjacent to them.

5. Any part of the building immediately adjoining the TAFE building should not exceed it in total height for at least a distance of 6 metres.

6. Access through buildings should preferably be brick arched spaces reflecting the original access and acting as a memory of the past.

For general design palette guidelines refer later in this section.

7.01.6 RECOMMENDATIONS FOR EXISTING BUILDINGS IN TERMS OF FABRIC THAT SHOULD BE RETAINED OR REMOVED

Refer to item 7.01.1 and 7.01.2 above.

7.01.7 ARCHITECTURAL DESIGN GUIDELINES & SCHEDULES OF APPROPRIATE BUILDING MATERIALS FOR THE EXISTING BUILDINGS.

Within the existing building so far as possible new building materials should match existing materials for repairs and or extensions.

For additional information refer

- Part 3 (TAFE) section 3.20.
- Part 4 (former public school) section 4.19

7.01.8 RECOMMENDATION FOR THE PREFERRED LOCATION FOR A LIFT

The following recommendation for a lift location is to provide access to all levels of the former TAFE building fronting William Street and allow that lift to be best connected to the existing building and or new buildings.

A lift will be needed to serve different facilities including the retained sections of the TAFE building and any new facilities. It may need to accommodate goods, bands, disabled access with wheel chair, and general client traffic. Its location so far as the TAFE building goes should be central rear to that facility and linked to as many levels as possible. The following provides are general diagram of location.

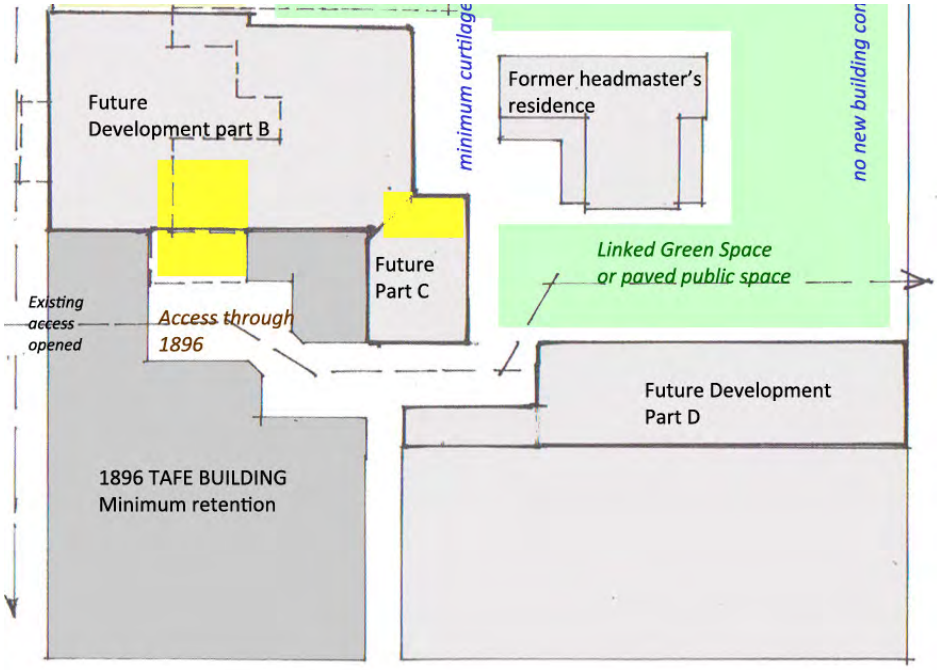

Figure 8 Part 7: Proposed lift locations shown in yellow

7.01.9 RECOMMENDATION FOR CAR PARKING PROVISION WITHIN THE TAFE SITE AND HOW THIS MIGHT BEST BE ADDRESSED IN BROAD LOCATIONAL TERMS.

TAFE car parking

In order for new development to be accommodated on these sites, car parking for new floor space will have to be provided as basement car parking.

Existing surface car parking for the existing floor space would also best be relocated below ground where possible.

Car parking and the wider context of the Bathurst town square site.

In the 'Expressions of Interest' TAFE 2013, some submissions included a request that if an office building was added to the rear of the TAFE it should include car parking on base levels.

In another meeting held for Town Square property owners on 21 July 2014, suggestions included:

- Make parking easier for visitors to the Australian Fossil and Mineral Museum.
- Convert areas behind the existing Town Square shops to commercial leasable space and relocate their car parking elsewhere.
- Link the site to future parking above the RSL car park. Better access to surrounding car parks will assist in the supply of parking.
- Underground car parking will improve amenity by providing additional open space above.
- There was a preference for all parking to be underground. (There is existing underground below the post office).

- Allow for shared pedestrian pathways through the site, allowing for movement of service vehicles.

- Other ideas at the same meeting included reduced parking around the site with further emphasis on pedestrians, and the possibility of leased car spaces for commercial interests around the site.

Given the above, it is considered that there are significant benefits for the Town Square if a coordinated car park plan could be investigated and then implemented as part of the TAFE site redevelopment.

The TAFE site redevelopment offers a once off chance to coordinate the centralised provision of all future parking for the whole Town Square on (or under) the TAFE site.

Importantly, a centralised car parking plan would free up land at the rear of properties facing William and George Streets for possible future commercial redevelopment. This would better "activate" the internal spaces and access corridors of the Square. Indirectly such activation should also benefit any future commercial or community redevelopment of the TAFE site.

It is therefore recommended that Council investigate the development of a coordinated car park plan for the Town Square, including how that plan could be implemented in terms of the allocation (and funding) of centralised spaces on the TAFE site to other users. The plan should also identify how access from the TAFE site to George Street and thus the George St car park (past the Elizabeth Chifley preschool) could be improved.

7.01.10 SOLUTIONS FOR 'ACCESSIBILITY'

For ACCESSIBILITY refer to individual sections in Parts 3 and 4 of this CMP, as well as Part 9 of the Plan.

7.01.11 RECOMMENDATIONS FOR SPECIAL PLANNING PROVISIONS TO ENABLE THE OUTCOMES OF THE MANAGEMENT POLICIES TO BE ACHIEVED.

DCP provisions to control development on the whole town square site should be drawn up to reflect the recommendations above.

At this time it does not appear that any special planning provisions would be required under the Bathurst Regional Local Environmental Plan 2014 to facilitate development as outlined in this CMP.

7.02 MANAGEMENT AND FUTURE DEVELOPMENT OF THE TOWN SQUARE

In developing an approach to the master plan of the whole Town Square site to encourage new development and enhance the pedestrian access and experience, there are a number of additional topics that should be considered.

7.02.1 DESIGN PALETTE

In deciding what palette of finishes to use it is useful to examine the finishes and fabric already in use in the Town Square.

Beautification occurred in the central streets of the city of Bathurst in the late 1990s and finishes were then designed and used. These finishes were selected based on historical fabric. Examples include walls, pavement and landscaping. Red and cream bricks in dwarf walls were a principal feature. The dwarf walls were finished with small pillars at the ends and capped with bull nosed bricks. Low level landscaping, railings and standard lamps were incorporated into these details.

Figure 9 Part 7: William Street beautification

Figure 10 Part 7: Two tone 'brick' stamped concrete pavement

Figure 11 Part 7: Two tone 'winners' pavement

Another area of interest in pavement finishes is the checker pavement in front of the council chambers in black and white, commemorating the Mount Panorama race winners. This is an intrinsic part of Bathurst's character.

The use of the two tones of brick relate back to early Bathurst houses particularly of the Victorian period. Two different clay sources produced these contrasting colours. The white or cream brick was always used in smaller quantities than the reds and served as a highlight in quoining, paving and chimney design.

A third source of existing finishes to influence a design palette are the finishes in the square relating to the existing historic structures, particularly of the TAFE site. Features include:

Arches and brickwork: Gothic arches to window opening on the former School building and round Romanesque arches throughout the TAFE building are typical of their era. Header courses above windows and arches, and quoining on attached piers using manganese and red bricks are other noticeable details.

Figure 12 Part 7: Gothic window arch buildings

Figure 13 Part 7: Archway between the two original TAFE

Figure 14 Part 7: An arcade of arches across the William Street entry to the former TAFE

There is the occasional playful decoration that is simply used to break up the visual surface adding interest to the builds such as the circular brick treatment and 'crossed' parapet detail from the former school. Sandstone sills, bands and string courses are also used as a feature.

Figure 15: Part 7 Circular wall decoration

Figure 16 Part 7: 'Crossed' parapet capping

Very little original pavement remains. Most of the surfaces have been concrete paved in the last few decades. One example is the herringbone pavement on the verandah of the former Headmaster's residence shown below.

Figure 17 Part 7: Herringbone brick pavement

Railings: Another feature are the various railings. The beautification scheme made use of railings to limit access onto the roads. The TAFE building features gates and balustrading in wrought iron.

Figure 18 Part 7: TAGE balustrade

Figure 19 Part 7: Gateway between the two original TAFE buildings

Figure 20 Part 7: Railings used in the 1990s beautification scheme

It is recommended that finishes and colours be based on existing materials:

1. A continuation of the 1990s 'Bathurst Beautification' scheme.

2. Any new structure or wall should feature face brickwork in a basic red colour, with manganese or cream bricks used as a highlight if desired.

3. Arch ways at ground floor should be encouraged.

4. The following pavements and fence line treatments are also recommended on the Square. The pavements should be pervious when near or touching existing heritage buildings. The following two patterns are recommended for all new pedestrian, or shared pedestrian/vehicular access.

5. There should also be a reinstatement of the painted Mount Panorama grid in the Russell Street pavement strengthening the connection with the Bathurst Town Square.

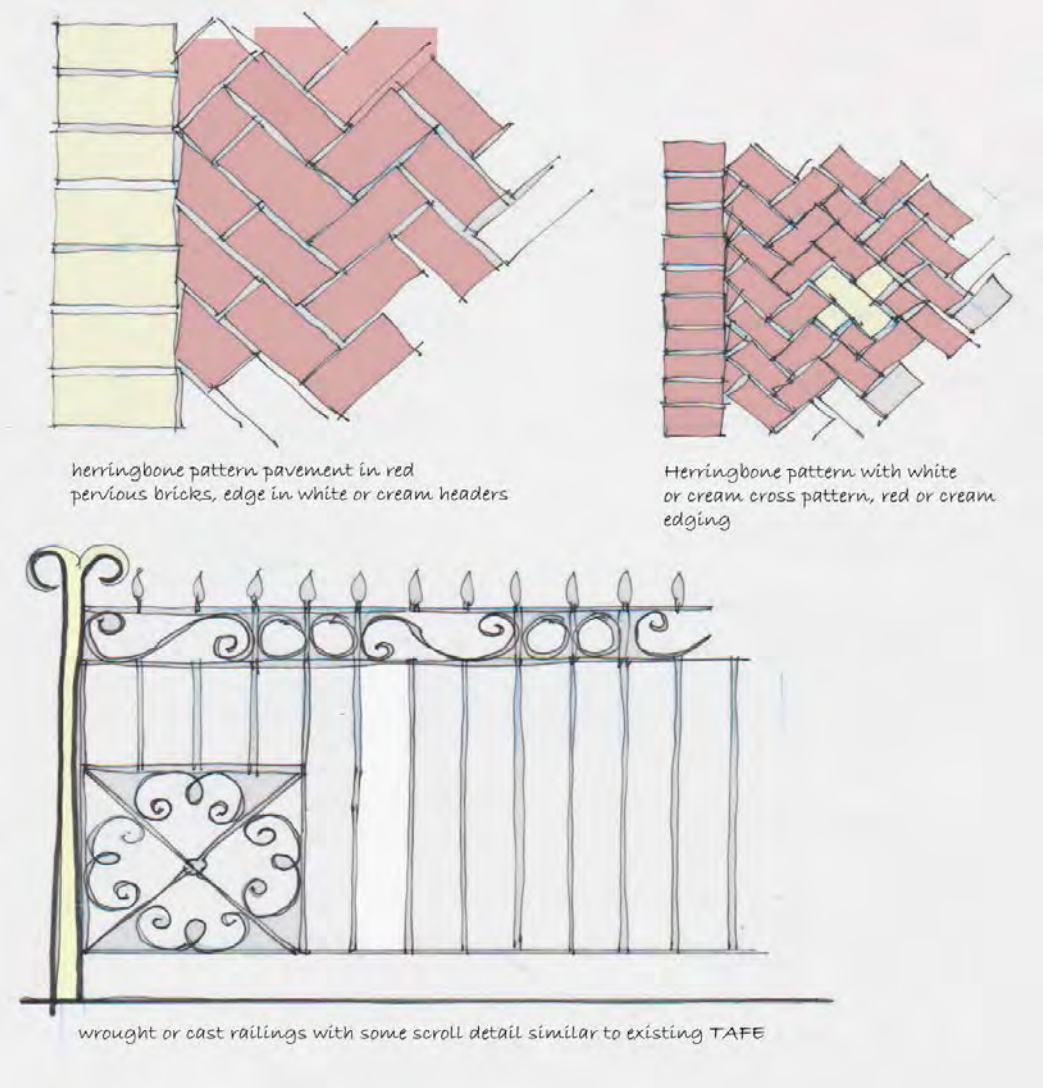

Figure 21 Part 7: Proposed new treatments for pavements and fences on the town square

7.02.2 EMBEDDED ENERGY AND ENVIRONMENTAL SUSTAINABILITY

Within the areas outlined in this CMP that 'may be demolished' there are parts or sections that can nevertheless be retained and reused, and if not, the 'demolished' materials may be retained or reused, or, as a minimum, made available for reuse elsewhere.

The NSW Heritage Branch of the Dept. of Planning points out:

> *'It is recognised that the retention of heritage buildings has environmental sustainability benefits.*
>
> *Conserving heritage buildings reduces energy usage associated with demolition, waste disposal and new construction, and promotes sustainable development by conserving the embodied energy in the existing buildings. '*

Though there is often a reluctance to capitalise on the passive qualities of heritage buildings, or to fully recognise the value of the embodied energy of existing buildings, there are environmental benefits in heritage conservation.

In practical terms, if demolition is the chosen path for part or parts of this building it should only be done after consideration of the 'embedded energy' in the existing structures and an examination of the possibilities of re-purposing parts, or all, of the existing structure.

In an earlier section, areas of 'intrusive' fabric are listed. These are the areas that should be considered for demolition first and for which 'justification' would be minimal as there are 'given' physical reasons for their removal. However salvaging of materials will still apply.

At the same time any new infill building behind the TAFE should be designed with best practice sustainable principles with respect to energy and power consumption and minimum dependence on polluting products and materials. This approach is also relevant to the following section on 'climate change'.

7.02.3 CLIMATE CHANGE

As this CMP covers a whole city block as its setting, one aspect that this conservation plan can consider is the potential effect of development on the micro-climate on the area.

In a thesis in 1972, an evaluation of the micro climate of the central business district of Sydney, Uren and Babb[1] found that the quality of microclimate of the central business district was declining. Taller buildings leading to less sunshine, blocking the path of natural ventilation, and this in turn causing accumulation of dust and fumes. And then there is the presence of traffic noise. Consideration of noise control, ventilation and sunlight access are very much a part of planning today.

We are now accepting climate change will cause increased heat, lowered rainfall and an increase in wind events. City centres where natural ventilation has been reduced, and where hard surfaces absorb and reradiate warmer temperatures can lead to a considerable temperature differential between the natural (green) environment and this man-made environment. Possibly by as much as this study found- being about 3 degrees Celsius. (6.5 °F). Other factors include altitude and access to

[1] Unpublished thesis University of Sydney, Faculty of Architecture 1972

sunlight. Access to a water feature in the green space would have an additional positive effect on ambient air temperature in summer.

It is well known that climate affects health and as climate changes we can expect the environmental affects to be greater. Heat waves are associated with increased morbidity and mortality. Heat-related illnesses increase in periods of excessive temperature. There would be similar affects with dustiness or particulates in the air. What is important here is simply to recognise the value of green spaces. They may be important havens in times of excessive summer heat or dusty weather, by reducing heat and providing cleaner filtered air. They may add healthy value to people's lives in a real way.

The other benefit is that if there is sufficient green space to keep ambient temperatures of the Town Square down, even by degree or two, this will lead to real energy savings in the design of new building's air conditioning systems.

The point here is that any additional building area should be countered with additional green space and open access, preferably linked to allow accessibility for movement of people and ventilating breezes.

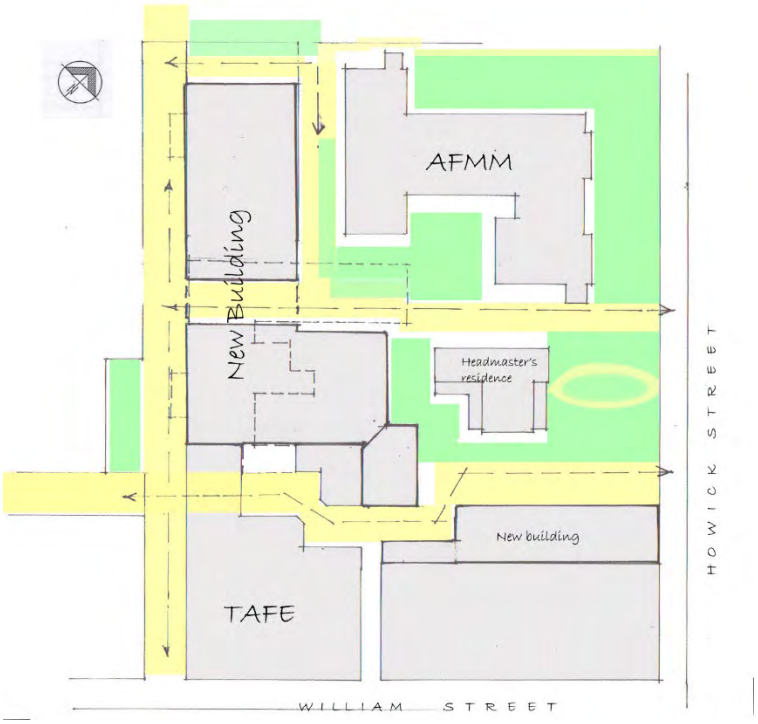

Figure 22 Part 7: Diagram of TAFE site showing possible building spaces and linked paths and green spaces

7.02.4 TRADITIONAL SHOPPING AND PEDESTRIAN INVOLVEMENT IN THE SQUARE

Traditional 'street faced shopping' as opposed to mall shopping, is important to the survival of commercial heritage buildings.

In studying an area that includes a whole city block with many commercial businesses it is important to always consider revitalisation of the area. The Bathurst City Centre Study 1975 noted that the centre of a town should provide the highest value land and so the highest opportunity for retail and multiple uses– but in this case the town centre, the Square, is something of a 'crater' with some

vacant and underused land, that is generally difficult to access. The 1975 study maintained that strengthening the city centre for retail purposes was of paramount importance.

In discussions with the local business and owners group it was obvious that this opportunity has not been explored, in large part because it requires a holistic approach across the borders of ownership. Also much of the land is church owned and so has had limited availability for commercial interests. The possible sale of land in the Town Square, such as is now possible with the former TAFE grounds, coupled with the redevelopment of existing building sites and suitable planning policies could turn this situation of underutilization around.

A Master Plan has been recommended in the study to consider this in more detail. (Refer Part 5 of this CMP).

Many councils approach this need to make their central areas more competitive and shopper friendly with funds. Sutherland Shire is holding a design competition for this purpose while Parramatta City Council is planning on spending $5 million to upgrade the northern end of their CBD in Church Street.[2] The architect of the proposed redesign Edward Blakely states that 'people want to walk the streets again' as opposed to being enclosed in a mall or shopping centre. An important element in that is entertainment – in all its guises - visual, social, drama and musical. This idea was also recognised at the Bathurst Town Square Owners and Tenants meeting in July 2014.

Ideas that should be included in such a plan is a combination of green space and shopping, alfresco dining and coffee houses, opportunities for events, markets and other open area ideas, children's play areas, water and landscaping features and good lighting.

7.02.5 PUBLIC ART AND INTERPRETATION OF THE PAST

Public art in many forms is part of the Town Square's development to date.

'The Bathurst Town Square' publication on the thematic history of the Square devotes a chapter to Arts and Parks. This document includes a list of some of the existing art works including 'From the Floor' sculpture, stained glass windows and the general cultural landscape including many significant memorials and architect designed buildings. This fine resource should be purposely built up. When new developments occur part of their brief should be to sponsor additional art works.

Figure 23 Part 7: Wasted space? This empty green space between the museum and Post Office could be made accessible or house a piece of public art

[2] SMH News p11. 20/8/14

The council should plan for a significant piece or pieces of public art in the future. This could be a still sculpture or water fountain. It is important to note that public art can attract local pedestrian and tourists and will help make the Square a community success. Two possible locations for major art works are shown on the site plan in Figure 4 above.

Additionally 'interpretations' of the past can form part of public art.

7.02.6 INTERPRETATION

This CMP should identify opportunities for heritage interpretation that celebrate and promote the former uses of the TAFE site as part of the Bathurst Town Square. Interpretation opportunities include the following:

1. The palette of recommended landscape and building materials: Materials use, form and function, such as brick paving, archways, brick walls and verandahs, for new or altered developments, serve as a link to the past.

2. The restoration the TAFE building in its 1896 form will serve as an important element in the interpretation of the site and provide a Victorian era experience of spaces to the user.

3. Public art can be an important historical interpretation material as for example the 'From the Floor' a mixed media sculpture in front of the former Headmasters Residence in Howick Street. The site recommendations offer a number of locations for adding public art to the Square.

4. Commemorative monuments are a tradition that should continue into the future for the whole square. An interesting example of this is provided in part 2 of this CMP. In the part 2 History section of this CMP a suggestion is made that the Bathurst Public School flag staff might be re-erected as a homage to the thousands of school children who paraded before it. If placed on the meridian, it might also serve as a companion to the proposed interpretation sign for the meridian line to be erected nearby.

5. Commemorative wall plaques could be added to the building(s) whenever a new use, or restoration works is complete. Such plaques form part of the history of the buildings.

6. A small brochure or booklet being developed to explain the history and significance of the building to future users, and for general public appreciation of the site. This should be produced prior to expressions of interest documents for development are released.

7. For example a group of brochures could explain the activities that went on within the TAFE building.

    - Through the gate to the trades courses.
    - Through the Lecture Room doors to the public lectures and public meetings.
    - Through the Museum doors to the world of Victorian science of bones and stones.

Figure 24 Part 7: Lecture room doors

Refer to Part 2 of the plan in relation to the site's history.

7.02.7 SHARED FACILITIES

Toilet amenities and storage spaces are currently shared facilities in the square and in particular on the wider TAFE site.

Toilets exist behind the existing TAFE building and in the TAFE courtyard. They are out of date, and intrusive. The courtyard toilets are closed and causing drainage damage to fabric around them.

The rear toilets are in use, and are shared between outdoor activities on the site and the AFMM. If they are removed to make way for better development on the TAFE site they must be replaced. At the same time there is good reason for such a facility to remain in public space.

New public toilets should serve:

- The AFMM
- The former TAFE building
- New and existing public space uses on the site
- Any new proposed café's and coffee outlets

A new shared facility would take the burden off any new proposed activities such as al fresco dining, event dining, outdoor play and recreation spaces, concerts and markets whilst continuing to serve the existing needs of the museum.

In looking at the possibilities on the site the existing former Headmasters Residence presents one possible opportunity. It is currently not in use and would preferably be publicly accessible in the future, if it is possible to solve accessibility issues to the building. The numbers of toilet facilities required needs to be estimated, but if guided by the present numbers the building could accommodate the required facilities and allow space for other purposes, such as women's rest rooms, or office space for the AFMM.

Alternately a new toilet block in the vicinity of areas B or C, (refer fig 4, Part 7) could be developed. This would have the advantage that it would not compromise significant historic fabric. Alternately dispersed toilets could form part of each building area as it is upgraded.

7.02.8 STORAGE

The AFMM has its storage in the former TAFE Automotive Workshop (spaces 30, 31 and 32). This will pose a problem as above, when and if the wing is removed to make way for better development. There are a number of points to consider.

For example: what type of storage is needed, and how often is it accessed? Some of the museum storage are products for sale, while other storage includes potential exhibits. This may be divided into storage that needs quick access on site and longer term storage.

The storage solution may entail:

- remote storage for exhibits off site
- localised storage for retail products
- storage of records
- The other form of storage that may need attention for the region is archival storage.

There may be spare storage space available on the Town Square site that is presently underused. Upper floor space in the Telstra building is one possible example. There may be similar space available in the Post Office building. Storage spaces do not need public access, and need not be architecturally significant places. There are some climatic advantages to underground space. Temperatures are consistent and external appearance is not an issue. Climate control where needed is easier to achieve. Any plans for underground car parking should consider the additional opportunity to provide storage space.

7.03 FUTURE USE OF THE SITE

In Council's brief, a number of possible development scenarios were proposed and the question asked as to what management policies for the conservation of the TAFE site might be relevant to each development scenario. In developing the CMP it has become clear that the development scenario itself will not dictate the management policy applicable. The management policies for the

conservation of the buildings and the site are relevant regardless of which development scenario eventuates.

The wholesale retention of the TAFE site in public hands is not required for the ongoing heritage protection of those buildings or parts of the site of heritage significance. In fact, private sector redevelopment will remain important to secure funding for the restoration (either publicly/privately) of the heritage building assets on the site.

Of particular interest is how a public or private or mixed public/private development scenario might impact on how the TAFE site complements and works with the remainder of the Town Square. More important then, is a discussion on what aspects of the development components should or should not remain in public hands and how the management policies and actions for development might influence the functioning of the Town Square. As development proceeds it is recommended that Council consider the development of a Town Square master plan (including a car parking plan for the Square) to tie the redevelopment of the TAFE site to the rest of the Town Square.

The table below seeks to provide some guidance in relation to the development components for the site shown and described in this plan.

Development Component	Management Policies or actions relevant to the redevelopment of the site.	To support the functioning of the Town Square, would public or private ownership/development be beneficial?	Other comments

Repair and restoration of the TAFE building	• The building can be reduced to its most significant fabric – the 1896 technical college -with removal of intrusive fabric to aid its interpretation of the building as a C19th education establishment.
	
	• Repair and restoration to include:
	  • Accessibility, including a lift
	  • BCA upgrade
	  • Toilet facilities (unless shared – see below)
	  • Maintenance of the original façade without alteration/modernisation.
	  • Re-establishment of the original access through the building
	  • Urgent and other maintenance
	• Any new use of the TAFE building should be compatible with the past use and preference should be given to those uses that respect the original fabric, require minimal change and are similar in historic uses, such as education, performance and museum.
	• Strictly limit signage on the building.
	• Incorporate site interpretation in the restoration.
		Could be developed and/or retained in either public or private ownership.	If retained in public ownership, Council need not be the developer or building contractor, but could outline the work required to another developer (e.g. as an offset in the sale price of vacant land on site).
			
			If sold/leased to a private developer, the developer should make it very clear, through relevant documentation, their intentions for the building prior to purchase. The developer should then be bound to the approved proposal and the requirements of this CMP.
			
			Restoration of the TAFE building should be linked with the restoration of the headmaster's residence.

Development Component	Management Policies or actions relevant to the redevelopment of the site.	To support the functioning of the Town Square, would public or private ownership/development be beneficial?	Other comments

Repair and restoration of the Headmaster's residence	• Repair and restoration to include:
	  • Accessibility
	  • BCA upgrade
	  • Toilet facilities (unless shared – see below)
	  • Reconstruction of upper floor
	  • Removal of intrusive fabric such as the rear verandah additions
	  • Maintenance of the original façade without alteration/modernisation.
	  • Urgent and other maintenance
	• Any new use of the headmaster's residence should be compatible with the past use and preference should be given to those uses that respect the original fabric and are similar in historic uses, such as residential, education and public support, or as a public facility such as a café on ground and residence over.
	• Strictly limit signage on the building.
	• Incorporate site interpretation in the restoration.
		Could be developed and/or retained in either public or private ownership.
		
		Retention in public ownership to enable its use for a purpose that directly complements the use of the public school building by the AFMM is preferred.
		
		The inclusion of shared toilet facilities in part of this building may be an option.
			If retained in public ownership, Council need not be the developer or building contractor, but could outline the work required to another developer (e.g. as an offset in the sale price of vacant land on site, or a ' repairs for rent' basis).
			
			Restoration of the headmaster's residence should be linked with the restoration of the TAFE building.

Development Component	Management Policies or actions relevant to the redevelopment of the site.	To support the functioning of the Town Square, would public or private ownership/development be beneficial?	Other comments
Retention of the public school building	• Maintain including urgent maintenance as outlined in this plan. • Maintain the existing museum use of the building. • Strictly limit signage on the building. • Further incorporate site interpretation as part of the redevelopment of the whole TAFE site.	Retention in public ownership as a museum is preferred.	Investigate solutions for storage – within the Square (e.g. Telstra building), on the TAFE site (e.g. underground) or off-site. Plan for shared toilet facilities (See below).

Development Component	Management Policies or actions relevant to the redevelopment of the site.	To support the functioning of the Town Square, would public or private ownership/development be beneficial?	Other comments
Future development sites A, B, C and D (see figure 4 above)	• New building footprint, heights and setbacks must comply with the requirements of this CMP. Refer sections 7.01.3 and 7.01.4. • New building form (materials and design) must comply with the requirements of this CMP. • Incorporate site interpretation as part of the redevelopment of the whole TAFE site.	Sale of vacant land for private development. Public development of vacant land sites could be considered if public use identified (e.g. civic centre)	If sold/leased to a developer, the developer should make it very clear, through relevant documentation, their intentions for the vacant land prior to purchase. The developer should then be bound to the approved proposal and the requirements of this CMP. If vacant land and TAFE building developed privately, documentation is to also include the intentions for the TAFE building. Access facilities could be shared. Car parking should be provided underground. Council should consider the development of a coordinated car park plan prior to the development of the vacant development sites such that car parking might be provided for not only the new buildings on site but also the existing heritage buildings and other commercial buildings within the Town Square.

Development Component	Management Policies or actions relevant to the redevelopment of the site.	To support the functioning of the Town Square, would public or private ownership/development be beneficial?	Other comments
Public Open Space as identified on figure 9, Part 1 and figure 21, Part 7 of this CMP	• Coordinated landscape plan to be prepared for all proposed open space areas. • Public art and landscape features to be encouraged in all open space areas. • Street furniture to be of a design that complements that which is present in Machattie Park and Kings Parade. • Incorporate site interpretation as part of the redevelopment of the whole TAFE site.	Retention of public open space areas in public ownership is recommended to ensure maximum penetration into and through the site and the Town Square by the general community.	Council need not be the contractor, but could outline the work required to another developer (e.g. as an offset in the sale price of vacant land on site).
Pedestrian/vehicular access ways as identified on figure 9, Part 1 and figure 21, Part 7 of this CMP	• Materials used to be in accordance with section 7.02.1 of this plan. • Incorporate site interpretation as part of the redevelopment of the whole TAFE site.	Retention of pedestrian/vehicular access ways in public ownership is recommended to ensure maximum penetration into and through the site and the Town Square by the general community.	Council need not be the contractor, but could outline the work required to another developer (e.g. as an offset in the sale price of vacant land on site).
Shared toilet facilities to service the AFMM, Headmaster's residence and other commercial/community uses within the TAFE site.	• If new building, building form (material and design) must comply with sections 7.01.3 and 7.01.4 of this CMP. • The present facilities are non-compliant. There are no ambulant facilities. New compliant facilities in a more suitable location are recommended.	Retention in public ownership is recommended as shared toilet facilities might be a more practical solution than the provision of individual toilet facilities for different development components of the site.	Council need not be the contractor, but could outline the work required to another developer (e.g. as an offset in the sale price of vacant land on site).

In any future development of the TAFE site, finding one developer who is able to competitively bring all of the component parts listed above together might prove difficult. Breaking the project into smaller components might mean stronger competition using more specific targeted skills and may result in better outcomes for investment and community value, that is, the project might cost less and public space could more easily be achieved. This might also provide time for wider community involvement through a logical and progressive process. Again a master plan for the Bathurst Town Square would compliment the development process as it proceeds though the early stages.

The general stages of development are provided as a guide as follows:

	Description of building stage
1.	Repair, restore and conserve the TAFE building including removal of all intrusive fabric. (Reduce the building through demolition leaving the rear of the site for future development.) Update the retained building to BCA requirements. Install access requirements including a lift.
2.	Design of new compliant toilets located to serve TAFE, AFMM and public spaces.
3.	Design for storage or plan of off-site storage for the AFMM or negotiate other on site solutions. An archives at below ground car-park level could be considered.
4.	Design parking plan for the Town Square generally and as a guide for new development.
5.	Repair, restore and conserve the former Headmasters residence including removal of all intrusive fabric and reconstruction of upper floor. Update the retained building to BCA requirements. Install access requirements.
6.	Documentation for green spaces and pedestrian and service access spaces between the buildings. Call tenders and carry out the works.
7.	Develop brief for infill buildings and underground parking. Call tenders. Construct new commercial building on land made available behind the TAFE (1. above). There are potentially four (4) parts to this development and they need not be all the same developer.
8.	Carry out landscaping and access site works.

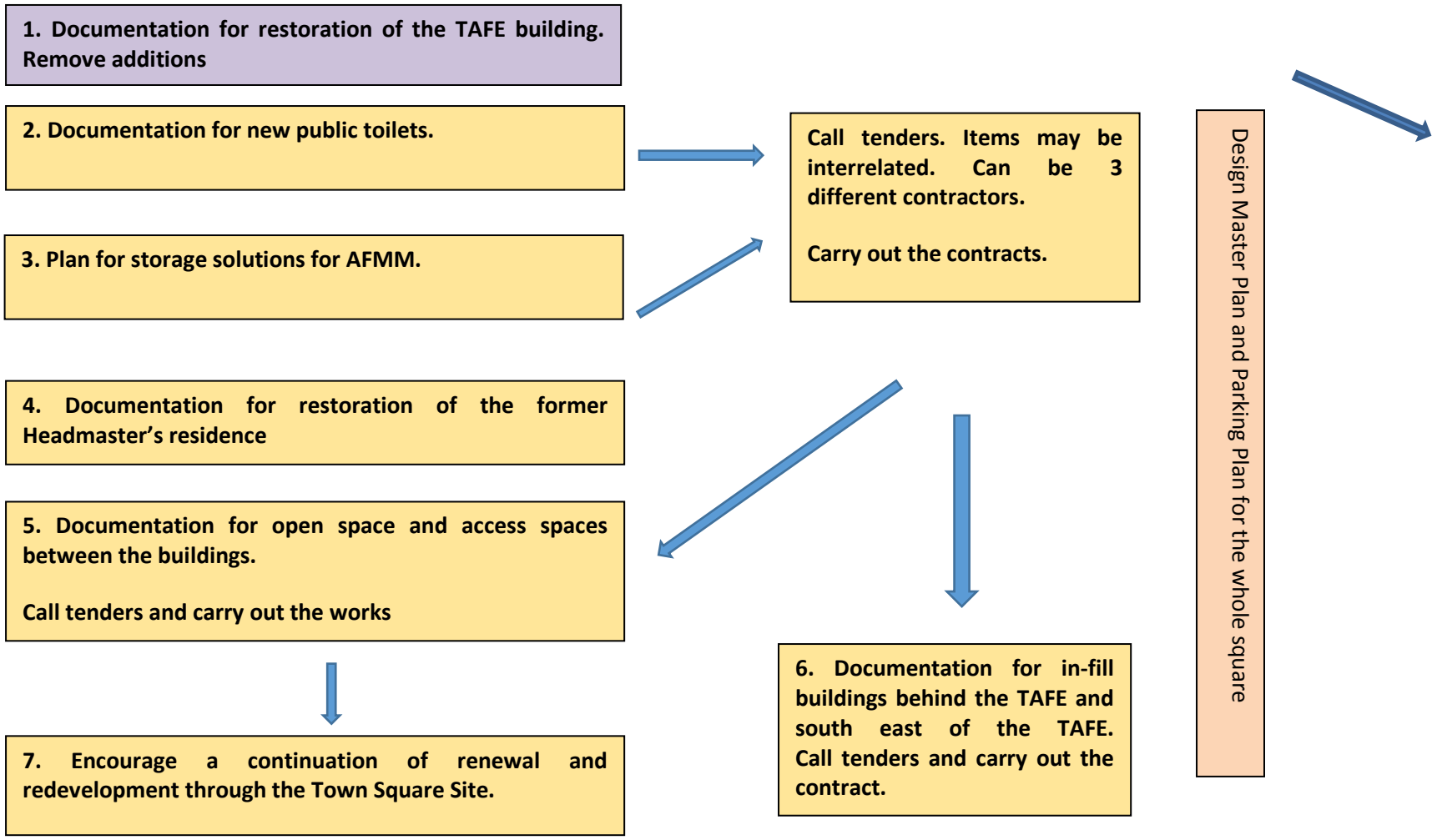

Figure 25 Part 7: Diagram of proposed process for site development

7.04 A BRIEF

A brief could be issued to potential developers for the particular option as above described. Alternately a complete brief to cover all works could be drawn up but with the BRC managing all the stages and making adjustment as the work proceeds. If a developer is interested in part or all the site they would be able to make an offer that best suits themselves and the situation.

The components of the brief are:

1. Repair the retained areas of the TAFE.

2. Repair the Headmaster's residence including adding a new upper floor.

3. Install all necessary work to make the buildings fully accessible and BCA compliant, including lift and stair alterations, access through the site.

4. Construct public toilets either in the former Headmasters residence or to a new plan to serve all existing buildings on the site and the general passing public.

5. Construct parking and vehicular access for the Bathurst Town Square sufficient to cater for the existing buildings together with any new proposed development.

6. Construct a new building on the site within the proposed parameters (envelop and levels) behind the TAFE building. The purpose of this building could be to suit the developer but should include accommodation, retail and /or commercial offices as a whole or component.

7. Construct a new building to the side of the existing G & T Chambers again within set parameters.

A number of contracts for the above works could proceed at the same time.

The private contractor could purchase or lease only the proposed development space they are involved in, e.g. buy the land behind the TAFE building to carry out some works as required and leave the Council to arrange separate contracts for the remainder of the works.

It is a recommendation of this plan that Bathurst Regional Council should retain the whole site and progress the work compartmentally, with a small team of specialists advising. If part of the site is sold it should only be that part that would accommodate a new building on Areas A, B and D.

PART 8 SITE INSPECTION NOTES

CONTENTS

8.01 THE TAFE BUILDING – BLOCK A

Note: In essence the fabric of this building that must be retained is the original building fabric as per plans shown in PART 3 of this CMP.

All other fabric can be retained if it suits the further purpose of the building except where it is causing damage by its retention, for example the toilet block in the courtyard.

Generally the following material and items are not significant and can be removed from the 'retained' building fabric whether or not they are specifically mentioned. Refer to the Heritage Adviser if in doubt.

- All services and their equipment such as plumbing (pipes, drainage, sink units, taps[1]), electrical (wiring, conduits, heaters, fans and lights) and fire services (hydrants, hose reels, extinguishers).
- All furnishings and furniture.
- All wall signs.
- All paint except original stained finishes.
- All carpet.
- All wall hung furniture such as shelves, notice boards, black and white boards, pigeon shelves, display cabinets and board fixed over original walls.
- Non- original skirtings, flooring, plasterboard linings.
- Broken glass including where glazing will be broken by the removal of disused services such as fans. Security screen or bars can be removed or changed to less intrusive style.

[1] One exception- Retain one original tap near in rear stair lobby.

Site Inspection: 15 & 23 April 2014 TAFE Building Ground Floor BLOCK A

Legend: **Green: Non-significant or Intrusive space or fabric** Information from Asbestos Management Plan (2013) and Calare Civil's engineering report (2012) have been incorporated where applicable

No	Historic Space names -uses	Floor and skirting	Walls	Ceiling and cornice	Fire Place, doors and windows	Potentially Damaged fabric if intrusive item noted are removed. Plus less urgent repairs	Urgent Repair and Defects
1	External William street porch	Concrete floor slate thresholds, brick skirting.	Face brickwork in English bond, stone banding, terracotta detailing. Wall signs/plaques.	Plaster ceiling with deep articulated cornice. Ceiling rose.	Timber D/H windows. Deep panelled doors, arched heads, wrought iron gates.	Gate hasp without lock. **Possible asbestos [2] in ceiling to be encapsulated or sealed.** Repair paint and fix gate catch. Repair cracked concrete paths. **Remove disused lights.**	Main entry door, though probably not original, in poor condition requires stain and finish. Clean brickwork.
2	Entry foyer and central (main) staircase	**Vinyl** on timber floor, deep timber skirtings, and only quad bead in rear hallway. Timber stair case in polished timber with acorn style newel post and turned balusters. Stairs to be retained as a priority – see later section on options for accessibility.	Rendered and painted, face and painted brickwork in English Bond (EB). (EB throughout original building). **Full height timber framed wall with glazing between spaces 2 and 3** over timber counter.	Plaster ceiling with deep articulated cornice, central plaster rose near entry. Timber lined underside of stair case.	Deep panelled doors, arched heads, with half round and rectangular fan lites in multiple small coloured glass lites. **Two modern full glass doors into space 11.**	**Many wall hung items to be removed and damage to walls, dado and skirting be addressed including wall shelves, pigeon shelves, display cabinets and board fixed over reception counter, wall and door signs. Electrical lights.** Repair defects, some cracking in plaster work. Some water damage to ceiling/wall. Retain timber counter façade below bench top.	Damaged wall (Damp) above exit door to rear. Refer plan *1 Remove vinyl and repair timber floors.

[2] Refer Asbestos Management Plan 15/1/13

No	Historic Space names -uses	Floor and skirting	Walls	Ceiling and cornice	Fire Place, doors and windows	Potentially Damaged fabric if intrusive item noted are removed. Plus less urgent repairs	Urgent Repair and Defects
3	Admin room Office Reception Councillor	**Carpet** on timber floor, deep timber skirtings paint finished.	Rendered and painted brickwork Picture rail. Marble fireplace **Full height timber framed glass wall as above** .	As above	Timber D/H windows with half round heads. Deep panelled door.	**Many wall hung items to be removed and then damage to walls including shelving, notice board, cupboard heater and service conduits, wall and door signs. Electrical lights.** Skirtings damaged.	Some drummy render to outside wall. Ceiling paint flaking and failing. Check and repair all windows and window sashes.
4	Museum Art Gallery Typing Room	**Carpet** on timber floor, deep timber skirtings paint finished.	Painted brickwork with Tobin tubes. **Side walls plasterboard and timber board lined.**	Timber stained and finished.	As above plus door with half round fanlight. Carved timber pediment over porch door Framed and roofed internal entry. **Sliding** Museum glass door.	**Wall hung items to be removed and damage to walls including wall and door signs, blackboards, heaters, ducting and electrical lights, sink cupboard.** Check, repair floor. (Calare Civil Engineering Assessment 2012). Retain 'museum' door frame and glass but rehang as hinged.	Check and repair all windows and window sashes.
5	Museum Art Gallery Typing Room	As above	As above	As above	As above	**As above**	Repair window glazing. Check and repair all windows and window sashes.
6	Museum Art Gallery Typing Room Micro terminal room	As above. **Ducted skirtings on new walls.**	As above	As above	As above	**As above plus exhaust fans in windows.** Check, repair floor. (Calare Civil Engineering Assessment 2012) Repair window glass when fan is removed.	Check and repair all windows and window sashes.

No	Historic Space names -uses	Floor and skirting	Walls	Ceiling and cornice	Fire Place, doors and windows	Potentially Damaged fabric if intrusive item noted are removed. Plus less urgent repairs	Urgent Repair and Defects
7	Hallway classroom	**Carpet** on timber floor, deep timber skirtings paint finished.	**Timber panelled walls** and painted brickwork.	As above	**Internal timber doors to 8, 9, & 10 panelled,** some arched over. External doors ledged and braced.	**Wall hung items to be removed and damage to walls repaired- including notice board, fire-fighting equipment, electrical lights and tie rods.**	Repair base of external timber door.
8	Originally part of space 7-**Classroom** **inspector** **Student Council**	**Carpet.** **Vinyl skirting on** timber floor. Timber skirting to brick wall.	**Internal walls plasterboard and timber lined.** External walls painted brickwork.	**Plain plasterboard.** **Square set.**	**Panelled timber doors.** D/H timber to outside windows but only the lower part is visible.	**The rooms themselves are intrusive but if the partitions, ceilings and finishes are removed original surfaces will need to be repaired.**	Repair water damaged windows.
9	Originally part of space 7-**Duplicat-ing**	**As above**	**As above**	**As above**	**As above**	**As above.**	Repair water damaged windows. (preferably repair after alteration to **mezzanine** or its removal) Refer plan *2
10	Originally part of space 7-**Store**	**As above**	**As above**	**As above**	**As above**	**As above**	-

No	Historic Space names -uses	Floor and skirting	Walls	Ceiling and cornice	Fire Place, doors and windows	Potentially Damaged fabric if intrusive item noted are removed. Plus less urgent repairs	Urgent Repair and Defects
11	Classroom Shorthand class Admin and Principal (former store room or Balance room)	**Vinyl** on timber floor, **quad skirting.** Beneath the floor is a brick well or tank.	Painted brickwork. Fire place is missing mantle and surround. Timber lined 'dumb waiter' lift. (if not original, still significant & prefer to retain).	Timber lined with deep beams ceiling**, paint finished.**	Painted and stained timber panelled door. **Glass doors.** Timber double hung windows.	**Repair after removal of wall hung items and counter, ducts, conduits electrical lights and fans.** Replace fire place mantle and surround.	**Remove vinyl** and repair floor. Refer plan *3 & *4 Repair is required to plumbing rain water head over carried out in Nov. 2014. Check and repair all windows and window sashes.
12	Laboratory Admin office	**Vinyl** on timber floor, timber skirtings on original walls.	**Internal walls plasterboard** External walls painted brickwork **some partially relined with fc or plasterboard.**	As above but plasterboard lined between deep beams. Paint finished.	**Flush panel door** and one timber panelled door.	**Repair If the partitions to spaces 13 and 14 are removed plus plaster wall lining, shelving units, conduits, ducts etc.** Although not original retain access to 'dumb waiter' and laboratory disc overhead.	**Remove vinyl** and repair floor. Side wall partial fc or plasterboard lining probably hide wall damage that should be repaired.
13	**Originally part of space 12** **Student Councillor**	As above although some **skirtings are not original.**	**Internal walls plasterboard.** External brick walls rendered and painted.	**Plasterboard ceiling lining** on skillion pitch.	Timber double hung windows	The rooms themselves are intrusive. If **the partitions, cupboards, services and finishes** are removed original surfaces will need repair. Remove **security screen** from windows.	**Remove vinyl** and repair floor. Ceiling failure where water damage has caused collapse. Refer plan *5 Check and repair all windows and window sashes.

No	Historic Space names -uses	Floor and skirting	Walls	Ceiling and cornice	Fire Place, doors and windows	Potentially Damaged fabric if intrusive item noted are removed. Plus less urgent repairs	Urgent Repair and Defects
14	**Originally part of space 12**	**As above**	**As above**	**As above**	Timber D/H windows.	As above	As above. Ceiling and wall damage: Refer plan *6 Check and repair all windows and window sashes.
15	Arched entry way from Ribbon Gang Lane	Concrete paving sloped. Quad brick skirting.	Face brickwork. Original wrought iron gates.	Ripple iron ceiling and metal scotia cornice.	Wrought iron gates **with tin lining.**	**Iron screening** tacked onto gates. **Services, conduits and light fittings.** Clean brickwork and iron ceiling. Repair, remove tin & repaint gates.	Remove pigeon guano.
16	Plumbers shop with under stair cupboard. Offices	**Carpet and vinyl strip skirting on concrete.**	External walls painted brickwork Tobin tubes. **Internal fc sheet or plasterboard.**	**Fc sheet, Timber quad to external walls .**	Timber D/H windows and framed board doors. **Internal doors flush panel.**	**The internal rooms are intrusive. As is the access door** through to space 25. If **the partitions, services, doors and finishes** are removed original surfaces will need repair. Also **ducting, services, notice boards, and heating.** Close off area under stair.	Rising or horizontal damp in south corner. Refer plan *7 Check and repair all windows and window sashes.
17	Staircase and rear entry area	**Vinyl tiles** on concrete. Timber stair, turned newel posts, square balusters. **Non slip nosing.** Slate door threshold.	Painted English bond brickwork.	Ripple iron ceiling and metal scotia cornice.	Timber D/H windows. Panelled timber doors paint finished with highlight painted over. Retain timber tap cupboard.	Remove **ducting, fire service and conduits.** Repair external upper window (obscured by later additions) and remove paint from glazing.	Refer to later section on accessibility.

No	Historic Space names -uses	Floor and skirting	Walls	Ceiling and cornice	Fire Place, doors and windows	Potentially Damaged fabric if intrusive item noted are removed. Plus less urgent repairs	Urgent Repair and Defects
18	**Heritage Room.** **Dining.** **Originally part of open space 23**	**Carpet on low level platform floor, small skirting.**	**Weatherboard and plaster linings.**	**Timber boarding with quad cornice.**	**D/H timber windows.**	**The whole space could be removed.** Check, repair floor. (Calare Civil Engineering Assessment 2012)	
19	**Vestibule and Hall originally space 23**	**Vinyl tiles on low level platform floor, quad skirting.**	**Painted brickwork and plaster linings.**	**As above**	Flush door and security screen.	As above	
20	Cooking Cookery school kitchen	**Vinyl tiles** Deep timber skirting.	Brickwork painted. Chimney. Timber dado rail.	Ripple iron ceiling, metal ceiling rose, metal cornice	D/H timber windows, half round top. Panelled door.	Many items to be removed including **stoves, counters wall shelves, cupboards, AC and electrical lights. Remove window fans and air conditioning units and repair/reinstate glazing**. Check, repair floor. (Calare Civil Engineering Assessment 2012).	
21	Scullery, Tea Room, Kitchen	**Vinyl tiles.** Timber quad skirting.	Brickwork painted. Gas light fitting.	As above (no ceiling rose).	Timber D/H windows. **Door to space 22 boarded over.**	As above plus repair or remove **adjoining door to 22.** Check, repair floor. (Calare Civil Engineering Assessment 2012).	Check and repair all windows and window sashes.

No	Historic Space names -uses	Floor and skirting	Walls	Ceiling and cornice	Fire Place, doors and windows	Potentially Damaged fabric if intrusive item noted are removed. Plus less urgent repairs	Urgent Repair and Defects
22	Small store, change room, passage way staff toilets	**Concrete threshold** to outer door way. **Vinyl tiles and small skirting.**	**Internal plasterboard partition wall.** Painted brickwork. Short wall of former WC.	**Plasterboard, small scotia.**	**Flush door. Telstra ISDN box attached to wall.**	**Ceiling and central partition and doors.** This is a much altered space and could be removed or readapted.	
23	Courtyard Central Open space	Concrete**, with ramp and steps.**	Face brickwork. **Weatherboard walls of spaces 18,19, and brickwork to space 24.**	**Overhead walkway.**	Panelled doors and double hung windows.	**Ramps, handrails, steps and unoriginal spaces 18, 19 and 24 and walkway overhead.** (See door repair space 7).	Remove guano. Repair, re-open gully trap and stormwater drainage. Refer plan *8 Refer to later section on accessibility.
24	**Toilets**	**Tiled concrete.**	**Face brickwork externally, tiled and rendered internally.**	**Fc sheet ceiling, framed roof, corrugated iron cladding.**	**Flush doors**	This is a non-original and intrusive space and should be completely removed including **toilets, basins, taps and all fixtures and fittings. Possible asbestos in partitions.**[3]	
25	**Mezzanine**	**Carpet.**	**Original walls painted brickwork. New walls half height , timber and plasterboard .**	Timber lined with deep beams ceiling.	Timber framed double hung windows shared with space under.	Repair water damaged windows. (preferably after alteration to **mezzanine** or its removal)	

[3] Refer Asbestos Management Plan 15/1/13

No	Historic Space names -uses	Floor and skirting	Walls	Ceiling and cornice	Fire Place, doors and windows	Potentially Damaged fabric if intrusive item noted are removed. Plus less urgent repairs	Urgent Repair and Defects
26	**Office for F & M workshop**	**Carpet on concrete.** **Small skirting.**	Brickwork **paint finished. Internal timber lined wall.**	Timber lined with deep beams ceiling, **paint finish.**	Timber framed D/H windows**, panelled over. Flush doors.**	**This space has some or low significance. It could be removed or remove as a minimum the door through to space 16.** Rough wall damaged.	
27	**F & M workshop**	**Concrete.**	**Painted brickwork.** **New face brick electrical room inserted into space.**	**As above**	**Double hung timber windows many panelled over and cut into for exhaust fans.**	**Generally this space is intrusive. Repair as a minimum cracked brickwork and window.** **Refer plan *9**	
28	**F & M Workshop**	**As above.**	**As above**	**FC sheet and steel beams.**	**As above**	**Generally this space is intrusive. Remove or repair windows if retaining.**	
29	**Workshop enclosed verandah**	**Concrete.** **Raised timber platform.**	**Timber and some fibro lining.** **Brick wall (painted) to space 27.**	**Sloping verandah roof, timber lined.**	**Panelled and ledged doors, plus half-light flush door.**	**Generally this space is intrusive. Remove or repair all internal built ins, raised timber floor, partitions and non-original doors. Repair if retaining.**	
30	**Auto Workshop**	**Main area timber board floor, some areas concrete.**	**Rendered and painted brickwork. Some plywood panelling.**	**Exposed flat metal trusses, fc sheets and fc batten covers.**	**D/H timber windows, 9 lites per pane. Concrete sills. Flush doors, steel frame.**	**Generally this space is intrusive. Remove or repair.** **Remove Asbestos sheets in Soffit.[4]** **Remove wall heaters, mesh conduit ceiling tracks. Window bars.**	

[4] Refer Asbestos Management Plan 15/1/13

No	Historic Space names -uses	Floor and skirting	Walls	Ceiling and cornice	Fire Place, doors and windows	Potentially Damaged fabric if intrusive item noted are removed. Plus less urgent repairs	Urgent Repair and Defects
31	**Office**	**Carpet on concrete.**	**As above**	**Flush plasterboard, quad cornice.**	**As above**	**Generally this space is intrusive.**	
32	**Store**	**Concrete.**	**As above**	**As above**	**As above**	**As above. One window sill splitting. See Plan 10**	
33	**Male Toilets**	**Concrete.**	**Rendered and painted walls.**	**Fc sheet, no cornice.**	**Flush doors. Glass high louvers in men's toilets.**	**Generally this space is intrusive.**	
34	**Female Toilets**	**Painted concrete.**	**As above**	**As above**	**Flush doors.**	**As above**	
35	**Disabled Toilet**	**As above**	**As above**	**As above**	**As above**	**As above**	.
36	**Open storage**	**As above**	**Brickwork.** **Mesh.**	**U/s of stairs over- timber.**	**Mesh gates.**	**As above. All storeroom mesh walls and items enclosed.**	
40	Stables Garage	Concrete	Unlined Corrugated iron externally	Timber trusses exposed, unlined	Timber shutters, 3 each side. Double timber ledged and braced doors.	This space has low significance. It could be removed or repair the doors if retaining.	
41	**Garden shed**	**Concrete**	**As above**	**As above**	**Large stormwater pit to south outside.**	**Generally this space is intrusive.**	

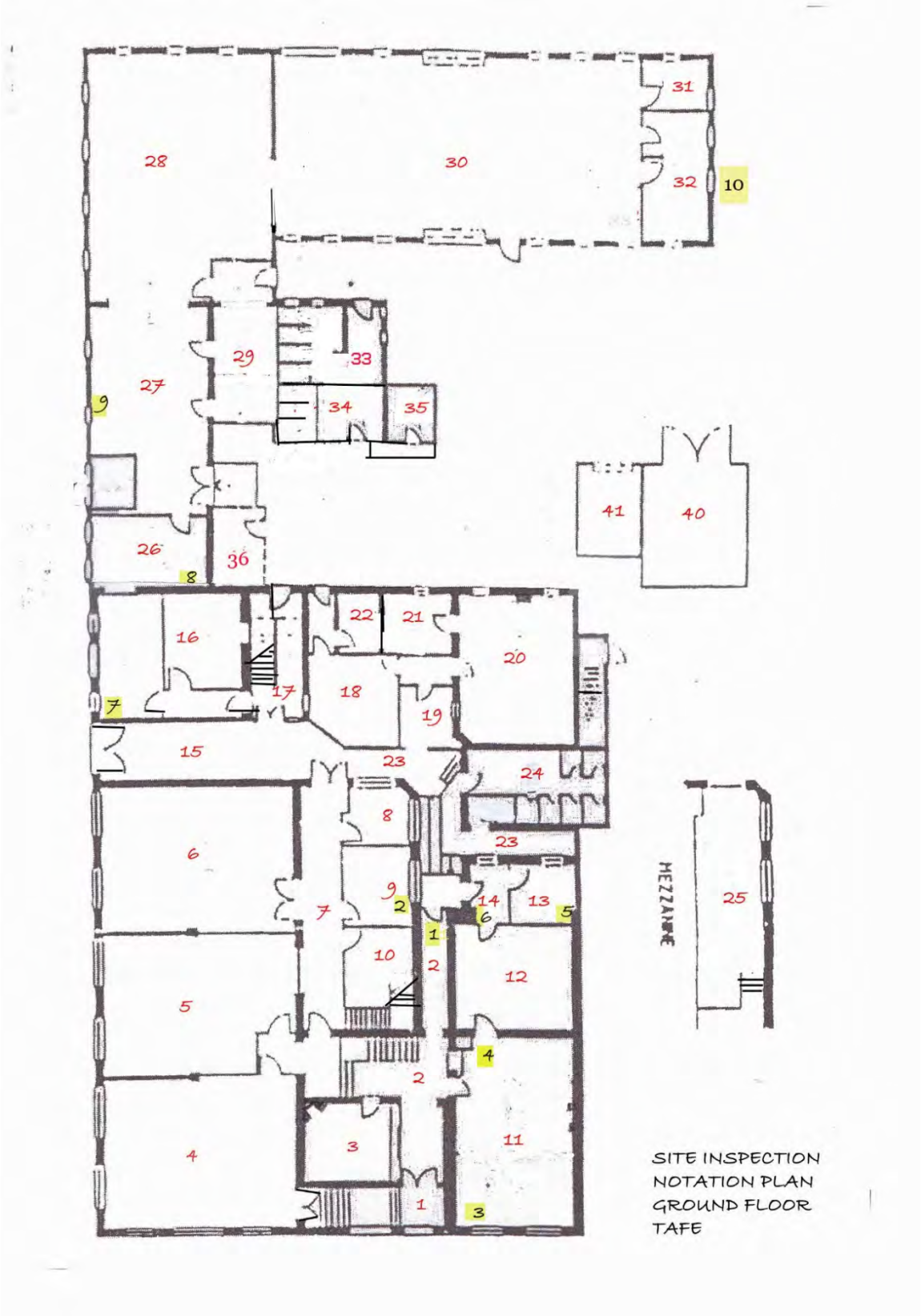

Figure 1 Part 8: TAFE ground floor plan - site inspection notation

Site Inspection: 15 & 23 April 2014 TAFE Building Upper Floor BLOCK A
Legend: **Green: Non-significant or Intrusive space or fabric**

No	Historic Space names and uses	Floor and skirting	Walls	Ceiling and cornice	Fire Place, doors and windows	Potentially Damaged fabric if intrusive item noted are removed. Plus less urgent repairs	Urgent Repair and Defects
1	Lecture room Sewing	**Vinyl** on timber. **Electrical ducted skirting.**	Painted brickwork plus Tobin tubes.	Timber lined, deep beams painted, central rose, cornice.	D/H timber windows with half round heads. Small high ventilation windows to hall. Panelled door with coloured glass fanlight Timber bi-fold doors.	**Notice boards, heater in fire place, lighting, ducting.** Paint failure probably due to falling damp.	Damp damaged floor and wall. Lift **vinyl** and check floor. Refer plan *15 Plumbing repair required overhead. Check and repair all windows and window sashes.
2	Stairs and hall See 2 Ground Floor space	**Carpet underlay.** Timber skirting	As above With circular lead light window.	Timber lined deep beams with round skylights. Timber lined skylight shafts. **Skylight glazing.**	Internal panelled doors with fan lights as above. High ventilation windows.	**Firefighting equipment** **Skylight glazing.**	Water damage to ceiling. Check and repair windows window sash.
3	Lecture room Carpenters Room	Parquetry, deep timber skirting and stage in same materials (note: some damage to parquetry flooring)	Painted brickwork plus Tobin tubes. **Mould on walls.**	Timber lined, deep beams shaped ceiling stain finish……. Note light fixtures appropriate and can be retained.	Original 'Lecture Room' inscribed doors. Two original fire places. D/H windows with half round heads, plus one rectangular at centre with pediment over. Panelled door.	**Heaters, sink cupboard, notice boards, fire services.** Minor repair to stage steps if retained. Lecture room doors to be retained but may be modified to later access recommendations. Repair parquetry flooring.	Repair window glazing. Refer to later Access section for stage access recommendations. Check and repair all windows and window sashes.

No	Historic Space names and uses	Floor and skirting	Walls	Ceiling and cornice	Fire Place, doors and windows	Potentially Damaged fabric if intrusive item noted are removed. Plus less urgent repairs	Urgent Repair and Defects
4	Learning centre Sewing	**Vinyl** on timber. **Electrical ducted skirting.**	As above **Plasterboard wall to 5.**	Timber lined, deep beams painted. Cornice (except on plasterboard wall).	As per 1 above with highlight windows in side external wall.	**Notice boards, heater in fire place, lighting, ducting, fans.**	Damp damaged floor and wall. Lift vinyl and check floor. Refer plan *16 Plumbing repair required overhead. Check and repair all windows and window sashes.
5	Office, store	**Vinyl** on timber**, timber skirting.**	As above plus 1 wall rendered or **plasterboard**. Dumb waiter with some significance.	Timber lined, deep beams painted. Cornice to brick walls.	Panelled door with coloured glass fan light. D/H window rectangular.	**Shelf, plumbing, sink, notice board, services.** **Remove plasterboard wall if required.**	Check and repair all windows and window sashes.
6	Lecture hall Class Room	**Vinyl** on timber. **Electrical ducted skirting.**	Painted brickwork.	As above	Double hung windows with shaped fan lights over, panelled door and coloured glass fanlights.	**Steps and door to fire escape, notice board, white board, sink units , services.**	Badly damaged wall due to falling damp. See plan *13 Check and repair all windows and window sashes.
7	Lecture Room Admin Office	**Carpet** on timber. **Electrical ducted skirting.**	As above	As above	As above Plus small high ventilation windows.	**Notice board, white board, sink units , heaters , services.**	Badly damaged wall due to falling damp. See plan *11 Check and repair all windows and window sashes.

No	Historic Space names and uses	Floor and skirting	Walls	Ceiling and cornice	Fire Place, doors and windows	Potentially Damaged fabric if intrusive item noted are removed. Plus less urgent repairs	Urgent Repair and Defects
8	Typing Room Office	**Feltex type carpet, quad skirting.**	As above **with pulp board lining in archway** and timber panel/glass room partition.	Ripple iron with deep cornice.	D/H windows with half round heads, panelled door and **flush door.**	**Partitions in archways,** timber/glass partition, **services.** Check, repair floor. (Calare Civil Engineering Assessment 2012) **Mould on walls.**	Check and repair all windows and window sashes.
9	Art Class Lecture Room	**Sheet vinyl , quad.** **Skirting.**	As above	As above	As above with some rectangular windows. Rear window obscured by building extension.	**Partitions in archways, notice board, white board, services, heater.** Repair filled in window if additions removed. Check, repair floor. Peeling paint. **Mould on walls.**	Flooding damage to floor. Check and repair all windows and window sashes.
10	**Caretakers' flat Lounge room** **Meeting room**	**Carpet on timber with quad.**	Painted brickwork, **plasterboard ext. walls.**	**Sloped fc or plasterboard lined, small scotia.**	**Timber awning windows.** Panelled doors. **Flush doors. Carpeted steps**.	**Spaces 10 and 11 are intrusive and can be removed or repaired. External wall heater.**	Floor repair needed. Refer to later Access section.
11	**Caretakers' flat Bathroom**	**Vinyl with small skirting.**	**Framed and lined with laminate.**	**Fc with batten covers.**	**Timber window.**	**As above. All internal fixtures, plumbing, linings and services. Asbestos[5] (Ti-lux) linings and ceiling- replace.**	

[5] Refer Asbestos Management Plan 15/1/13

No	Historic Space names and uses	Floor and skirting	Walls	Ceiling and cornice	Fire Place, doors and windows	Potentially Damaged fabric if intrusive item noted are removed. Plus less urgent repairs	Urgent Repair and Defects
12	Caretakers' flat Bedroom Office	**Carpet**, timber skirting.	Painted brickwork. **Plaster dividing wall.**	**Plasterboard ceiling, no cornice.**	D/H timber window. Original marble fire place. Plasterboard entrance and panelled door.	**Fire escape door and walkway.Heater in chimney. Light fittings**	Damage to ceiling in northern corner refer plan *12 Check and repair all windows and window sashes.
13	Caretakers' flat Bedroom Office	As above	As above	**As above**	Square D/H timber window.	**Heater in chimney.**	Check and repair all windows and window sashes.
14	Caretakers' flat Dining Office	As above	Painted brickwork. **Plaster dividing wall.**	**As above**	As above plus panelled door.	**Partition wall between 14, 15. Heater, light fittings.**	Check and repair all windows and window sashes.
15	Caretakers' flat Kitchen Tea Room	**Carpet**, some skirting.	As above **Old gas fitting above fire place.**	**As above**	As above	**All internal fixtures, plumbing, linings and services. Asbestos sheet across chimney.[4] Heater in chimney.**	Check and repair all windows and window sashes.
16	Upper level Rear staircase	**Sheet vinyl, quad skirting,** step nosing.	Painted brickwork.	Ripple iron plus cornice.	Timber lined cupboard under stair.	**Fire equipment.** Repair half covered back window.	Remove seal up under stair cupboard. Replace missing baluster.
17	Stair lobby GF	See Ground floor					

No	Historic Space names and uses	Floor and skirting	Walls	Ceiling and cornice	Fire Place, doors and windows	Potentially Damaged fabric if intrusive item noted are removed. Plus less urgent repairs	Urgent Repair and Defects
18	**Lobby**	**Timber floor, short skirting.**	**Corrugated iron, fibro or fc sheet.** **Face brickwork.**	**Plaster with batten covers.**	**Aluminium and timber windows. Flush door.**	**Generally this space is intrusive. Remove or re-open as verandah. Asbestos[4] linings.**	
19	**Office**	**Vinyl,** **small skirting.**	**As above**	**As above**	**Aluminium D/h.**	**As above. Re-open as verandah. Asbestos[4] linings.**	
20	**Wool classing**	**Sheet vinyl, quad skirting.**	**Painted brickwork, timber board lining.**	**Timber boards with latticed ceiling vents.**	**Timber D/H different sizes. Some upper sashes 4 lites per pane.**	**As above, or remove heaters, lights on metal beams, sink, services and sink. Repair loose ceiling boards.**	

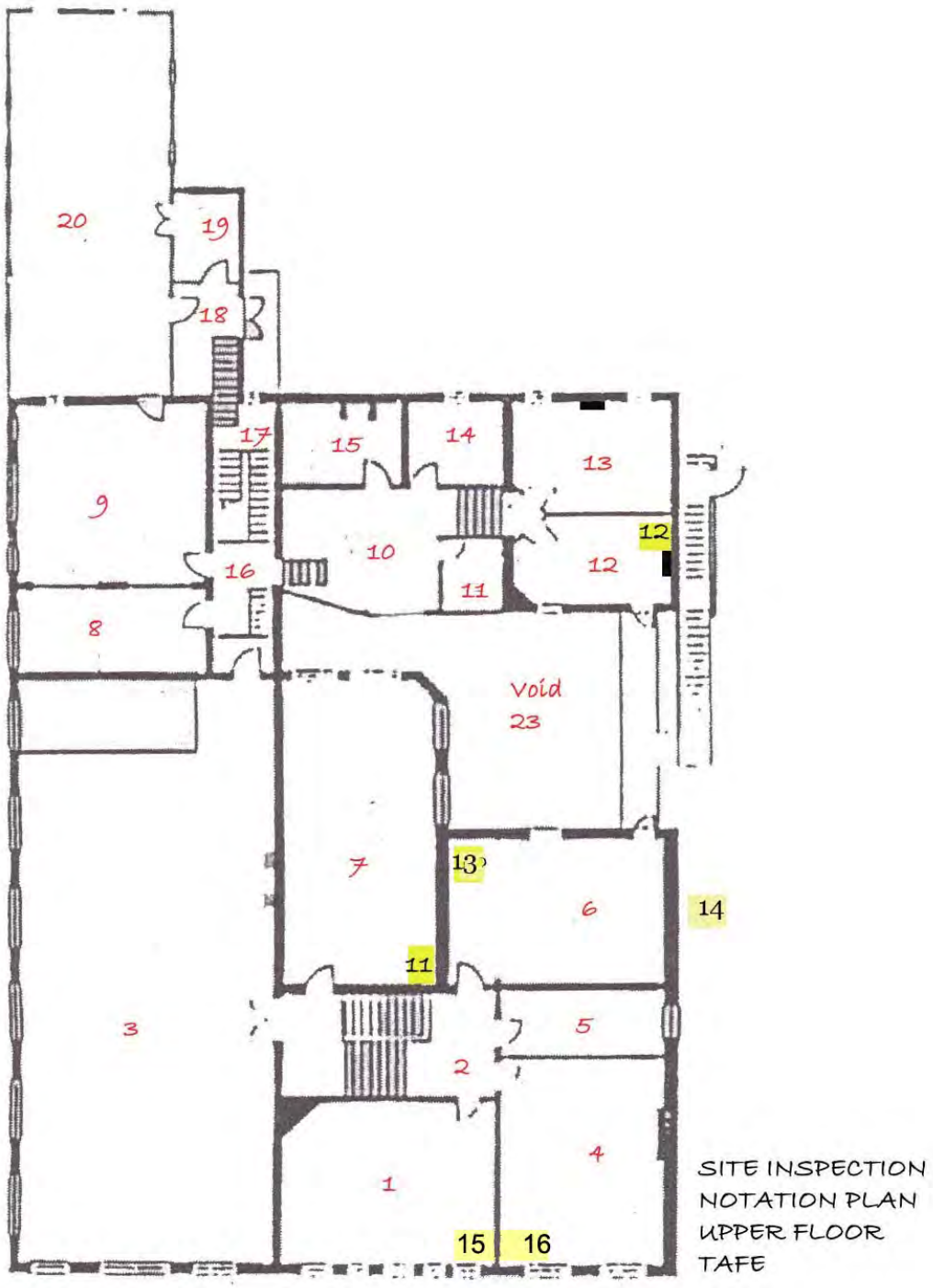

Figure 2 Part 8: TAFE upper floor plan - site inspection notation

Site Inspection: 15 & 23 April 2014 TAFE Building External BLOCK A

External description BLOCK A

Area	Ground	Walls	Roof	Windows & Doors	Details	Repairs
Original work	Concrete pavements.	Face brickwork generally in Flemish bond. Some repairs in English bond. Terracotta tiled detailing on columns and panels.	Slate roof, terracotta ridge capping and finials.	Timber framed D/H and fixed. Brick window heads.	Retain two signs 'men' and 'Gentlemen' on side wall indicating earlier toilet facilities. Clean brickwork.	**See below** **Plumbing and roof repairs.**
Additions	As above	Stretcher bond.	Corrugated iron.	Timber framed D/H and fixed. Some aluminium windows.		

External Repairs TAFE building Block A

Repairs to external fabric depend on the future use of the building and what will be retained. This building has a number of defects externally. In particular stormwater plumbing and associated joinery, some dislodged roof slates and water penetration.

URGENT REPAIRS to the building fabric depend on the future use of the building and what will be retained.

The principal repairs will be the repair work noted above including:

1. Roof plumbing, which may be revised after initial work is carried out, and when a plumber can make an assessment. Some guttering above spaces 4,5 and 6 may be missing. Only a fascia board is visible from the ground. Future work should introduce fascia style guttering to side or rear walls using an ogee style or half round.

2. Repair the rear barge board over upper floor spaces 11-14, as shown in the images below. The barge board needs refixing and the whole gable end needs repainting. A closer inspection is probably the first step.

3. Repair to fretted brickwork is necessary. Particularly when moisture penetration in the plumbing is stopped. Considerable moisture is disfiguring the wall near point 14 on the plan above. Generally clean all brickwork.

4. Windows, external doors and all external timber work needs repair and painting.

5. Install pigeon deterrents. Where possible this should include wholesale netting of the roof plus spikes alongside nesting ledges and positions.

6. Refer also to Structural assessment by Calare Civil 2012.

7. Check and replace any broken or dislodged roof slates.

8. Clean out underfloor space accessible from William Street and add 'crim-mesh' or similar behind grills.

Note Toilet signs reading 'men' and 'gentlemen' should be retained on the right hand side wall.

Reconstruction work

1. Provide fire place surrounds and /or mantles to fire place openings.

2. Reopen side gates off Ribbon Gang Lane.

3. Re-open access through the site.

4. Replace missing roof detailing.

5. Reinstate walls when non-significant doors are removed. Eg removing link up door space from ground floor space 16, removing door to fire escape from Upper Floor space 12.

Figure 3 Part 8: Deteriorated junction of gable end above caretaker's flat

Figure 4 Part 8: Rear view of TAFE

8.02 THE FORMER CLASS ROOM BUILDING - BLOCK B

Site Inspection: 23 April 2014 and 13 May 2014 Former Public School classrooms Ground Floor BLOCK B

Legend: **Green: Non-significant or Intrusive space or fabric**

No	Historic Space names and uses	Floor and skirting	Walls	Ceiling and cornice	Fire Place, doors and windows	Potentially Damaged fabric if intrusive item noted are removed. Plus less urgent repairs	Urgent Repair and Defects
1	Possible admin area. Exhibition	**Polished timber boards, quad skirting[6].**	Painted English bond walls.	Exposed timber trusses, stain finish. Lining boards over.	Timber framed D/H windows, some lancet shaped. Ledged and braced doors.	**Relocate external AC unit and water supply from off the building.** Causing damp affect. See 1 on plan.	
2	Classrooms, Museum reception area	**As above plus carpet to one side.**	As above	As above	As above. **New glass entry door to this area only.**	Deteriorating window sill See 2 on plan.	
3	Classrooms Museum exhibition	**Central carpet and surrounding polished timber floor, quad skirting.**	As above with display partitions.	As above	As above	**Roof skylights need cleaning.**	
4	Classrooms Museum exhibit.	**As above**	As above	As above	As above		

[6] - when this building was converted to a Museum approximately 1 metre of soil was removed from underfloor and services were laid in that space. Timber joists and bearers were replaced with steel C sections. Then new flooring boards laid.

No	Historic Space names and uses	Floor and skirting	Walls	Ceiling and cornice	Fire Place, doors and windows	Potentially Damaged fabric if intrusive item noted are removed. Plus less urgent repairs	Urgent Repair and Defects
5	Exhibit area for Mr Somerville as part of museum	**Carpet with quad skirting.**	**Painted plasterboard on partition walls.**	**Flush plasterboard** to u/s of mezzanine.	**Flush doors.**		
6	Staff area classrooms	**As above**	Painted brick external walls, internal as above.	As above	Timber framed D/H windows. **New open riser timber and steel staircase to mezzanine.**		
7	**Mezzanine** (replacing original in this area)	**Carpet**	Painted English bond walls.	Exposed timber trusses. Lining boards over, white paint finish.	Timber framed D/H windows, some lancet shaped.		
8	Entry porch **storeroom**	Concrete	As above.	Timber board ceiling, quad cornice, man hole.	As above plus ledged and braced doors.	**See damage area 1 above.**	
9	Closed Porch	**Particleboard**	As above	As above	As above plus windows painted over.	**Remove paint from window glass.**	
10	Open Porch	Brick paved	Face brick walls	Fc plaster ceiling, quad cornice	Timber framed D/H windows. Ledged and braced doors.	Replace or repair & repaint damaged ceiling.	Hole in ceiling to be repaired position 3 on plan.
11	Open porch	Concrete	As above	As above	As above		Repair broken glass to window position 4 on plan.

External Description FORMER PUBLIC SCHOOL BUILDING Block B

Area	Ground	Walls	Roof	Windows & Doors		Repairs
Original work	Concrete pavements	Face brickwork generally in Flemish bond. Stone heads and sills. Also brick arched headers over upper windows. Elaborate stone and brick chimneys.	High pitched slate roofing. Decorative parapets over entry porches. Wrought iron finials. **Roof ventilators.**	Timber framed D/H and fixed. Panelled timber doors.		**See below**

External Repairs FORMER PUBLIC SCHOOL BUILDING Block B

Repairs to external fabric depend on the future use of the building and what will be retained. Again this building has a number of defects externally. In particular stormwater plumbing and associated joinery, some dislodged roof slates and water penetration. The principal repairs will be the repair work already mentioned above including:

Urgent repairs

1. Repair hole in ceiling of porch (position 3 on plan).
2. Repair broken glazing (position 4 on plan).
3. Refer to Structural assessment by Calare Civil 2012. In particular Stop water ingress through roof adjacent to bell tower.

Non-urgent repairs

1. Repair, replace or repaint ceiling (position 3 on plan).
2. Check and replace any broken or dislodged roof slates.
3. Repair repaint damaged external timber elements.
4. Repair sill (position 2 on plan).
5. Install pigeon deterrents. Where possible this should include wholesale netting of the roof plus spikes alongside nesting ledges and positions.

Area of future work recommended

1. Relocate AC system or properly deal with water overflow. (position 1 on plan).
2. If possible remove water fire service from the wall and repair. (position 1 on plan).
3. If the above cannot be relocated, design and install a suitable visual screen.
4. Repair to fretted brickwork.
5. Repair cracked brickwork when building is stable.
6. Repaint all external timber work.
7. Access and check the tower for repairs and maintenance.

Note: The bell tower has not been accessed.

Note: Replaced / damaged brickwork in quatrefoil space above windows is not understood. See image.

Reconstruction work

1. Reopen the two front porch entries facing Howick Street.

2. Reopen side doors into class rooms.

3. Reconstruct front brick gable detail.

Figure 6 Part 8: Wall detail AFMM

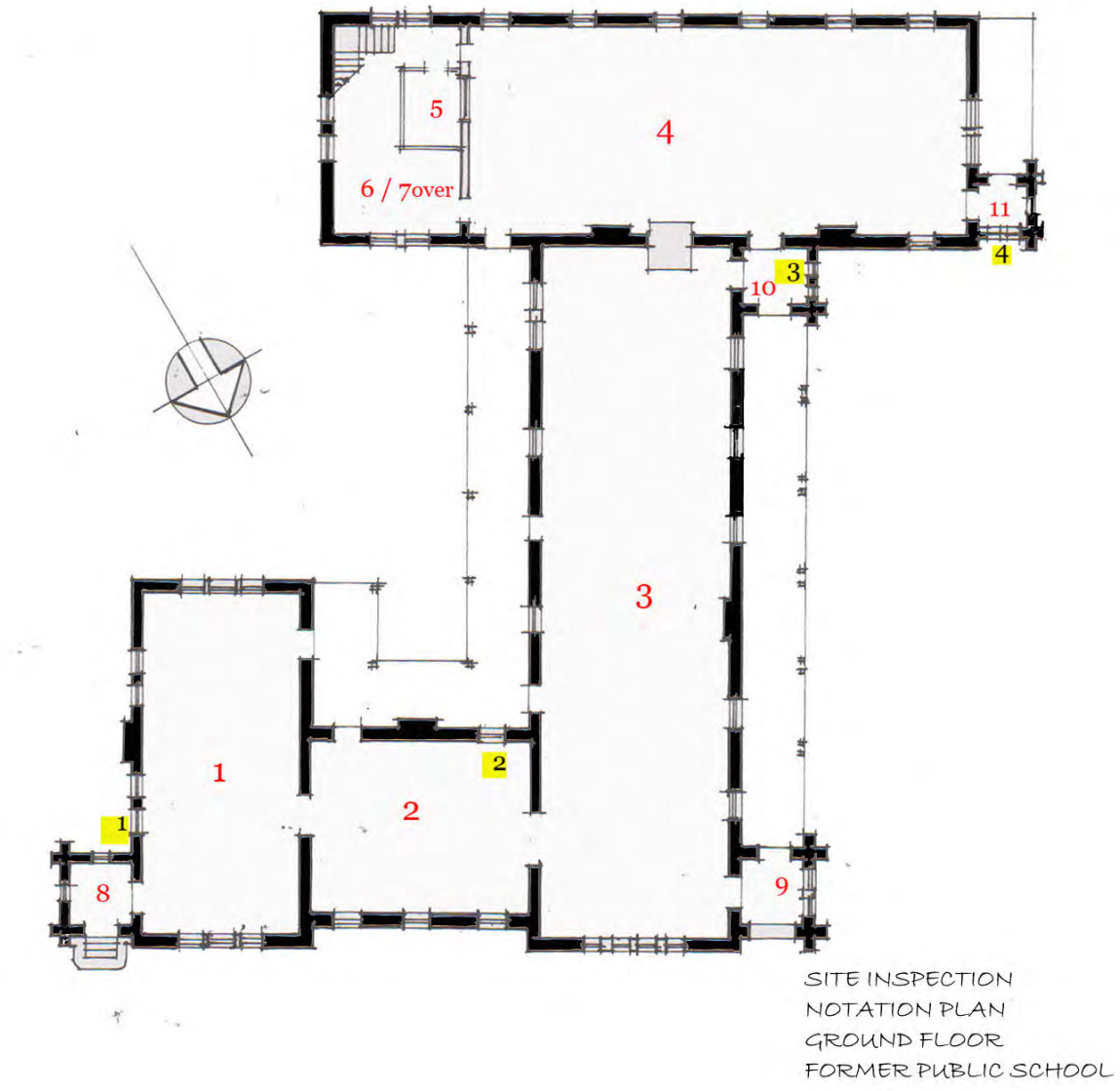

Figure 7 Part 8: Ground floor plan AFMM former Public School

8.03 THE FORMER HEADMASTER'S RESIDENCE - BLOCK C

Site Inspection: 23 April 2014 and 13 May 2014 Former Public School classrooms Ground Floor BLOCK B

Legend: **Green: Non-significant or Intrusive space or fabric**

No	Historic Space names and uses	Floor and skirting	Walls	Ceiling and cornice	Fire Place, doors and windows	Potentially Damaged fabric if intrusive item noted are removed. Plus less urgent repairs	Urgent Repair and Defects
1	Headmasters residence, Classroom	**Carpet** on timber, quad bead.	Rendered and painted English bond brickwork.	Sloped and shaped timber board lined dormer ceiling.	Panelled and half glass doors. Some full glass French doors. **Flush door to area 2**. Fire place removed but chimney remains. Timber framed D/H windows, dormer windows over. **Security bars on GF windows.**	**Remove stored items.** Check partition walls for 'fibro'.	Severe wall damage where cracking and failed render. See plan. 1
2	Headmasters residence, Pottery Room	As above with small bead or no skirting.	As above, end wall between 2,3 and large section between 1and 2 is fc or plasterboard lined.	As above	Fire place removed but chimney remains. Timber framed D/H windows, dormer window over. **Security bars on GF windows.**	Check partition walls for 'fibro'. Cracked external masonry walls. See 2,3 and 4 Repair cracks after rooms stabilised.	Underpin north west side see structural report.
3	Headmasters kitchen, Pottery Room	As above	Painted brickwork and **partition walls and enclosed vestibule of fc sheet to new stud walls.**	**Flat fc ceiling with small battens over joins, no cornice.**	Fire place removed but chimney remains. Panelled door to area 5 .**Flush doors to new stud walls.**	Check partition walls for 'fibro'.	

No	Historic Space names and uses	Floor and skirting	Walls	Ceiling and cornice	Fire Place, doors and windows	Potentially Damaged fabric if intrusive item noted are removed. Plus less urgent repairs	Urgent Repair and Defects
4	Headmasters laundry& Wash Storage	As above	Painted brickwork. **Timber vertical lining boards.**	As above	Panelled door to area. Timer framed D/H window. **Security bars on window.**	Repair cracks in position 5.	
5	Verandah **Hall**	**Carpet** on timber, rendered dado to original brick wall.	**Timber vertical lining boards.** Inner wall painted brickwork.	Timber lined verandah ceiling	Panelled door to internal area. **Non original external door.**	Check partition walls and outside linings for **'asbestos'.** Repair after removal of **verandah in filled with partitions and timber lining.**	
6	Verandah, **Cleaner's Room**	**Concrete**	As above	As above	Non original door.	**As above.**	
7	Verandah, **Storage**	**Carpet on concrete**	As above	As above	As above	**As above.**	
8	Verandah, **Storage**	**As above**	As above but no internal lining.	As above	**As above.** **Broken fixed windows with security bars.**	**As above.**	
9	Verandah				**Verandah posts are probably reproduction posts and are pine timber.**	**As above.**	Repair at least one post urgently. Check others works underway in 2015.

External Description FORMER HEAD MASTER'S HOUSE Block B

Area	Ground	Walls	Roof	Windows & Doors		Repairs
Original work	Concrete pavements	Face brickwork generally in Flemish bond. Stone heads and sills.	High pitched slate roofing. Decorative barge boards. Brick and stone chimneys. **Roof ventilators.**	Front door timber framed D/H and fixed sidelights. Dormer style roof windows on upper level.		**See below**

External Repairs FORMER HEADMASTER'S HOUSE Block C

This brick building has a number of defects externally. In particular the stormwater plumbing and associated joinery. The building was probably restored in the 1990s period when external posts and verandah fretwork was replaced with new pine timber work. While this looks good from a distance the timber is now in a very poor state and the base of the posts are rotting. The removal of the internal upper floor system has probably contributed to the destabilising of the building and subsequent major cracking. Rising damp is apparent in various places including fretted brickwork and the fretting away of stone thresholds.

Two areas of reconstruction are suggested:

1. Install the upper floor again in some format. It is an opportunity to install a fire separated upper floor to allow for future flexibility in a proposed use.

2. Remove the verandah enclosures.

3. Remove BBQ area from rear of the building.

Urgent repairs to external fabric again depend on the future use of the building and in particular

1. Structural repair with underpinning the western wall as per Calare Civil report 2012.

2. Repair/replace front verandah post (position 6)

3. All plumbing repairs and removal of Pigeon guano as per Calare Civil report 2012.

4. These repairs include joinery (barge boards) and roof plumbing.

5. Install pigeon deterrents. Where possible this should include wholesale netting of the roof plus spikes alongside nesting ledges and positions.

6. Check and replace any broken or dislodged roof slates.

7. Refer to Accessibility section for possible access requirements including changes to entry door.

Figure 8 Part 8: Post detail on headmaster's verandah

Also refer to the structural repair to foundations outlined in the Calare Civil report.

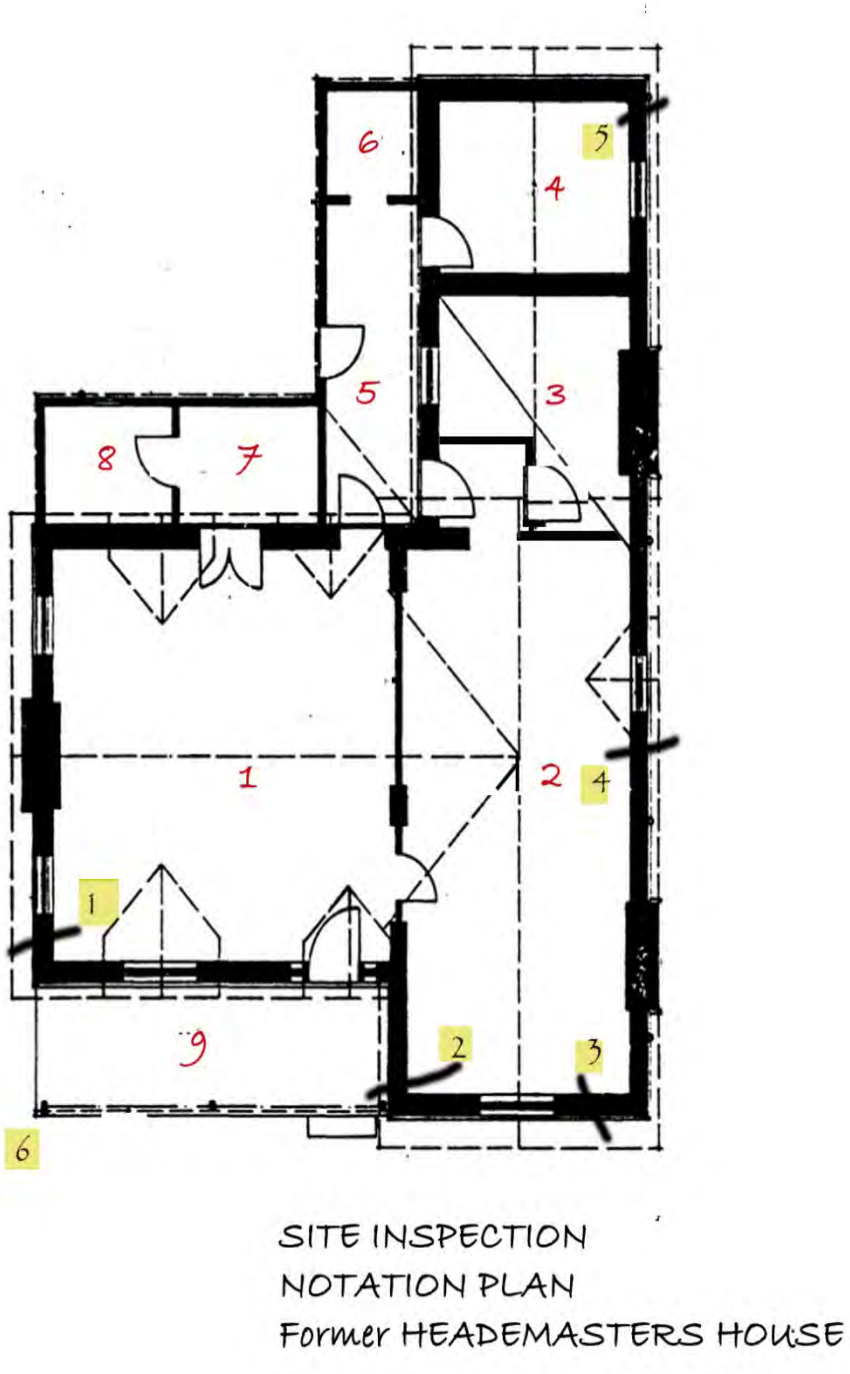

Figure 9 Part 8: Ground floor plan headmaster's residence

Figure 10 Part 8: Headmaster's residence facing Howick Street

PART 9 BCA COMPLIANCE

CONTENTS

This section is a guide to the likely size of BCA compliance issues that might be applicable to the site. The extent of compliance issues will ultimately depend on the chosen land use options of each building.

9.01 BUILDING APPROVAL PROCESS

The Building Code of Australia (BCA) establishes uniform building regulations across Australia and is implemented in New South Wales through the Local Government Act 1993.The main provisions concern minimum standards for structural requirements, fire resistance, access and egress including provisions for people with disabilities, services and equipment, and health and amenities.

The BCA is a performance code with objectives, functional statements and performance requirements. Compliance can be achieved through deemed-to- satisfy prescriptive provisions or by alternative solutions. Building surveyors have discretionary powers if a non-standard solution meets the objectives of the Code. The heritage nature of the buildings does not provide any concession for new work but alternative solutions often deliver the best outcomes.

The building surveyor and private certifier act in the interests of the public welfare of a building's users. Conserving the community's heritage assets can be seen as part of this responsibility.

Recommendations:

1. Heritage advisors, town planners and building surveyors should contribute to a project at design stage through initial contact with the architect, applicant, builder or designer in consultation with Bathurst Regional Council.

2. When considering the BCA in heritage buildings, proposals must ensure significant fabric and spatial qualities are not compromised while attaining full compliance and public safety. Uses that require an unacceptable degree of intervention for upgrading to BCA and Disability Discrimination Act compliance should be avoided.

3. When building surveyors have information on the structure, access, services and fire protection as part of an approval comment should be sought on the impact of these on the fabric and curtilage of the building.

4. Critical stage inspections during construction should ensure the building work is in accordance with the development consent and legislative requirements. During construction building surveyors or certifiers undertaking inspections should consult with Bathurst Regional Council and the applicant if unexpected significant earlier fabric or additional original fabric is exposed so that a review of the heritage assessment can be made and possibly further research done.

9.02 APPLICATION OF CLAUSES 93 AND 94 OF THE ENVIRONMENTAL PROTECTION ASSESSMENT REGULATION

The Building Code of Australia (BCA) addresses technical building issues only. It does not specifically address existing buildings or parts, or elements of heritage significance. Minimising potential impacts on heritage elements needs to be considered along with the BCA requirements as part of any proposal affecting a heritage item or a building having significant heritage attributes.

When a development application for development associated with an existing building is lodged with a consent authority, usually a local council, the authority must consider two key provisions. These are fire safety and structural adequacy of the existing building for its new use or alteration. Regulation clauses 93 and 94 of the EP&A Regulation 2000 are provisions structured to allow discretion by consent authorities to determine the extent of any upgrading that may be needed. The discretion and flexibility of the consent authority is important for buildings that have heritage significance, as upgrading to achieve compliance with the BCA can impact on the heritage significance of the building. The consent authority is required to ensure that upgrading will make the building safe for its intended use and/or alteration. Adequate fire safety standards are required and this applies to all existing buildings including heritage buildings where a change of use is proposed.

The BCA and other building regulations are not generally applicable retrospectively to existing buildings, including buildings that are listed heritage items or which may have significant heritage fabric or design elements. The legislation only requires new building work to comply with the BCA.

Clause 93 of the EP&A Regulation applies to proposals to change the use/classification of a building, or part of a building, where the change does not propose or intend any alterations, additions or rebuilding. This does not preclude minor works such as painting or repairs. Where adequate fire safety standards are not provided in an existing building, a consent authority must require that they be complied with. Compliance could be achieved by addressing Performance Requirements of the BCA or by some other acceptable level of adequate fire safety upgrading works being approved and implemented.

Clause 94 of the EP&A Regulation is applicable where proposed new work, including any work completed in the previous 3 years, represents more than half of the total volume of the existing building, or if fire safety measures of the existing building are inadequate in terms of occupant protection and evacuation or restriction of spread of fire to other buildings. In this case the existing building is required to be brought into total or partial conformity with the BCA.

Recommendations:

1. Consult with consent authorities and other government agencies including building surveyors and town planners prior to design of alterations, additions or change of use of the heritage buildings. For any consultation to be the most effective, it should be done at an early stage.

2. NSW Fire Brigades may also need to be consulted prior to applying for development.

9.03 BCA ASSESSMENT PROCESS

Standard progressive checking of the existing buildings and proposals should be undertaken. Particular regard should be taken of the fact that some aspects of the building fall short of the current performance requirements but others may exceed the requirements. Balance quantitative requirements and preservation objectives.

Encourage a coordinated services strategy for the building that minimises the need for new services. Be aware that many heritage buildings were constructed with inbuilt systems for natural lighting, ventilation and fire protection that can still be used effectively.

Recommendations:

General

1. Trade off excess requirements against other shortcomings.

2. Use active fire protection measures such as sprinklers as opposed to passive protection that may damage the buildings. An example is where the buildings have timber floors the flooring may not be compliant but internal sprinklers maintain structural capacity and function during a fire. Consult with fire safety engineers for alternative compliance solutions.

Size and Classification of Buildings

3. Small floor areas limit occupancy. Consider small buildings, compartmentation or different uses triggering classification changes that represent lower risk.

Structural system

4. Consider past structural performance of the buildings and sympathetic structural solutions. Seek a second opinion from a heritage engineer if additional support and bracing compromises the fabric and aesthetics.

5. Add supplementary structural members rather than replacing original fabric. Refer to AS3826-1998 for methods of upgrading buildings. If the buildings are seriously overloaded question appropriateness of use and classification.

Exits, entrances and paths of travel

6. The principal aim of fire safety is to enable people to safely evacuate from a building. Heritage doors may not need to be removed or have their fire resistance rating increased if the safe evacuation of people from the buildings can be achieved by the implementation of other measures, such as fire suppression systems (sprinklers, inert gas, mist spray), early fire alarm warning systems, smoke control systems, and improved egress systems.

7. One of the principles of fire safety is compartmentation, i.e. isolating the smoke or flames close to the source of the fire so that people can safely escape from the rest of the building. Doors are usually the weak point in the compartmentation. There are several possible alternatives to replacing doors, which need to be considered as part of an overall fire safety strategy for the place. If fire rating is required of a door a Fire Safety Engineer may provide assessment and upgrade strategies. If the existing door achieves an adequate fire rating the door can remain unaltered. If the door does not have an acceptable level of performance, it will require upgrading. The upgrade options are:

    a) Install a 'heritage door kit' to improve the fire rating of the door. (refer to The Heritage Branch NSW).

    b) Intumescent paint and smoke seals may be adequate to achieve the required level of performance for the specific building use and location.

    c) Improve other aspects of fire safety in the building such that the lower level of performance achieved by the door becomes acceptable.

8. Having more exits than required can be traded off against other deficiencies.

9. Having improved detection and alarm systems or smoke removal systems may compensate for reduced exits if installing a new exit will affect the significance.

10. Minimising the number of people using the building may help reduce the number of required exits.

11. Assess the risks of the exits. Often smoke isolation is all that is needed if occupant numbers are small and they receive early warning. Give consideration to active fire protection such as sprinklers that can achieve sufficient isolation with less impact on significance.

12. The existing steel fire stair on the northeast of the building is non-compliant.

13. Installing smoke isolation corridors and smoke doors with hold open devices may be more unobtrusive than additional fire stairs.

14. Fire resistant glass or drenchers may have less adverse impact than removing windows.

15. Adding another stair, possibly externally at the rear, may have less impact than removing, replacing or re-designing the important main staircase. Although this stair is non-compliant it does not have to form the path of egress if there is an alternative. Smoke isolating the stairwell and adding fire sprinklers may provide a solution that could be approved by fire engineers.

16. Depending on the size of the building, smaller exit dimensions may be tolerated if evacuation can be achieved safely.

17. The handrails and balustrades do not comply with the current BCA and risk falls to the occupants. There are at least two options for handrails and balustrades in the existing buildings. The first is to upgrade them to meet the current BCA in a way that is sympathetic to the heritage fabric such as additional rails above and/or below the existing balustrade. The second option applies to balustrades around voids to prevent access to the balustrade by providing an effective barrier on the inside of the balustrade. For example, this could include display cabinets.

18. A performance based solution should be sought for the main heritage staircase. Add a self-closer to the cupboard under the stair or remove the enclosure. Provide all treads with non-slip nosings in a contrasting colour.

19. Latch mechanism operation on doors in proposed exit paths should be upgraded to lever action and swing in the direction of egress. Handles must be relocated to 900-1000mm above finished floor levels.

20. Provide signage on self-closing fire doors. Contrast colour may be a heritage colour and not necessarily white on red.

21. Protect egress from the building by bollarding to prevent vehicles blocking exits. Heritage style bollards should be encouraged.

22. Assess the impact of entrances, paths of travel and exits on the significance of the buildings.

<u>Access for people with a disability</u>

23. In providing equitable and dignified access for people with physical disabilities (Commonwealth Disabilty Discrimination Act and BCA Part D3) consider alternatives to foster appropriate solutions such as new principal entrances. Identify possible ways of providing access that the BCA requires and assess the impact of each way on the significance of the building and its significance as a whole. Determine a reasonable extent of compromise which will achieve as much equitable access as possible without loss of significance. Adopt aesthetic and functional solutions that meet the Deemed-to-Satisfy provisions and the Access to Premises Standard. All work must comply with AS1428.1.

24. The William Street heritage building has a decorative grand entry with stairs which are significant to the property and are architecturally important in its design. Therefore to facilitate access while protecting the integrity of the design, an alternative entry point should be adopted. An accessible pathway from Ribbon Gang Lane or Howick Street to a new main entry at the rear of the 1896 building is a desirable solution.

25. Consider mechanical devices such as lifts and platform lifts.

26. Provide accessible car parking.

27. Provide signage to AS1428.1.

28. Consider walkways and ramping for site accessibility from both Ribbon Gang Lane and Howick Street. Reduce exposure to cross traffic.

29. Remove trip hazards. Redesign subfloor vents in the Fossil & Mineral Museum external paving whilst retaining waterproofing and relay uneven paving. Lower grates to match surface levels or barrier off with kerbing. Grating should be installed with openings at right angles to the direction of travel. Maximum openings should be 13mm x 150mm.

30. Most of the significant doors are compliant for 850mm clear opening. To attain clear door opening width consider re-using the existing doors but re-hinging on ‘swing clear’ hinges rather than replacing the doors with wider ones. Re-hinging to swing back off the other side, new access openings through low significance fabric in adjoining rooms and policies that have the doors in the open position when the buildings are legally occupied may be alternative solutions.

31. Remove glazed doors which impede clear opening widths. Fix visual indicators to clear glass doors.

32. All door handles must be at heights of 900-1000mm above finished floor level.

33. Controls such as light switches are to be between 900-1000mm above finished floor level.

34. Door closers are to have soft-close mechanisms requiring less than 20N pressure to open. Replace or remove all self-closers. Note that the door closing mechanism on the lecture hall is significant and the possibility of having the door locked open when the building is legally occupied should be investigated as an alternative solution.

35. The ramping to the disabled toilets is non-compliant.

36. Tactile ground surface indicators need to be installed throughout at AS1428.4.

37. Both accessible toilets are non-compliant. There are no ambulant facilities. New compliant facilities in a more suitable location are recommended.

38. Provide lift access to all floor levels of the main building. If the floor area of any new storey added to the Headmasters Residence building is less than 200sq.m. no lift is required.

39. The stage in the lecture hall is not accessible and needs ramped access, removing or a platform lift installed.

40. All stairs are non-compliant. Replace or modify. Provide compliant handrails. The BCA requires stairs to have uniform tread and riser dimensions, clear widths of 1m, no winder stairs in lieu of quarter landings and non slip stair treads. For balustrades, the BCA requires 1000mm minimum heights above landings, 865mm above stair flights and maximum 125mm openings within the balustrade design (note earlier comments in respect of the main historic staircase).

41. The Headmasters Residence has no disabled access. Construct walkway entry path. Regard should be given to the aesthetics of the heritage building and landscaping used to disguise the extent of ramping and walkways. Accessible walkways from Howick Street should be graded to avoid handrails so that the view of the building is not obscured. The doorways do not have sufficient circulation space and alternatives should be proposed that limit damage to the fabric of the building. Refer to point 30.

42. Provide equitable access across the site. Access is to be provided to the main entrances and 50% of entrances across the site.

43. There is no requirement to upgrade a building to current BCA standards with regard to access for people with disabilities if no new work is proposed.

Fire and smoke resistance

44. Assess the fire-resisting construction of the buildings considering their proposed use. Early historic methods of fire resistant construction may still prove useful. For example hardwood timber chars rather than burns. Active fire systems such as sprinklers can compensate for deficiencies. Fire resistant coatings may be appropriate so that original features such as ceilings can remain in place and provide compartmentation of building parts to reduce fire spread. Assess the timber ceilings for species type.

45. For smoke hazard management consider the higher ceilings as smoke management. Smoke seals on doors combined with an occupant alarm system may be sufficient for evacuation times. Mechanical ventilation and pressurisation can be used to remove smoke.

Early fire hazard indices

46. The Building Code of Australia (BCA) requires building material in some building applications to have particular characteristics in the early stages of a fire. These are set out in three indexes: flammability index, spread-of-flame index and smoke developed index. Early fire hazard indices assessment should take into account that old finishes are highly significant. Some finishes such as shellac have been found to give protection to timber in a fire. Consider active systems such as sprinklers to compensate for deficiencies.

Areas and volumes of fire compartments, protection of openings

47. Compartmentation and separation that damages the original fabric should be re-considered. Active systems such as sprinklers can compensate for deficiencies. Consider timber species and fire resistant properties of the buildings when assessing fabric. Consider an occupant warning system for reduced evacuation times.

48. Original doors, windows and hardware are vital to the character of the TAFE complex. Openings can be protected by active systems such as sprinklers. Doors can be upgraded and have smoke seals attached. Doors can be hinged to suit occupancy type and numbers with reference to evacuation.

49. Opening in walls subject to fire source features should be protected. Choose active fire protection measures such as drenchers or fire screens rather than infilling windows with masonry. Assign and locate new boundaries to allotments so that fire protection from fire source features does not damage significant building fabric. The southwest side of the TAFE building is approximately 4.8 to 5.3m off the boundary and approximately 6.3m off the western corner of Room 28. The northeast side of the TAFE building is approximately 4.3m off the side boundary. The closest point to the Headmaster's Residence is 9.5m. The distance between the automotive workshop Room 31 and the Fossil Museum is 3.86m approximately. The distance between the Headmaster's Residence and the Fossil Museum is 7.12m approximately.

50. Relocate lot boundaries to provide adequate protection of openings. Consult with fire safety engineers for alternative compliance solutions.

Fire-fighting equipment

51. Upgrading fire-fighting equipment has potential for major impact on significance due to the requirement for hydrants, hose reels, booster pumps and sprinklers. These must be designed and installed carefully to avoid damage to or removal of the original fabric. Early fire systems may be part of the original fabric. New booster and hydrant systems must be located so as not to detract from the significance of the curtilage. Locate penetrations so as not to damage decorative items. The existing system is non-compliant for clearance around fire hydrant handles.

52. If there is good external access, sprinklers and multiple hydrants concessions can be requested. If not, adapt the existing equipment or use building voids and existing pipe penetrations rather than cause more damage to the fabric. Avoid unsightly pipework.

53. Select locations for fire hose reels and associated equipment so that they have minimal impact on significant fabric. Use concealing cabinets where appropriate. Relocate within 4.0m of an exit.

54. When installing sprinkler systems consider concealing piping where possible or using less obtrusive options such as copper pipe, reduced pipe sizes or use side-throw sprinkler heads while still maintaining coverage compliance.

Egress safety equipment

55. If stairwells need pressurisation consider smoke seals to reduce the size of the compartment and locate the system so as not to damage the original fabric of the buildings.

Fire warning systems

56. Minimise emergency lighting so that there is no undue damage to the heritage buildings. Ensure cabling is installed to be unobtrusive. Utilise the existing system.

57. Consider heritage designed exit signs compliant with AS2293 to minimise impact.

58. Depending on the final size and usage of the TAFE buildings consider the physical impact and size of a fire and smoke detection system required and assess the fire hazard of each space to determine the minimum intervention required. Consider alternatives such as wireless systems.

59. Consider whether emergency management systems and alarms can be implemented so that an emergency occupant warning system is not required. Conceal speaker systems and cabling in order to reduce aesthetic impact.

Health and amenity

60. The buildings don't have internal sanitary facilities. It would be difficult to construct internal facilities within the heritage buildings without damaging the fabric. Consider whether a new addition or separate building may be preferable considering any increase in floor area and greater occupancy numbers warrant more toilets. Consider shared facilities with adjacent building users.

61. Achieving health standards for kitchens in the heritage buildings could be very damaging to the significant fabric. Large ventilation ducts are required for cooking on premises other than re-heating food and must be located to prevent impact on the fabric and aesthetic significance of the buildings. Consider the type of commercial kitchen so that impact is minimised. Locate in areas of previously disturbed fabric.

62. Impervious wall and floor surfaces, coved skirtings, new floor wastes with basket arrestors and grease arrestors should be located and constructed so that intervention to the original fabric is minimal and reversible. Consider all alternatives that will minimise impact on significant fabric. Sealing junctions can be an acceptable alternative to removing sills, linings, skirtings and architraves. A false wall with the appropriate tiled or stainless steel finish which protects the original wall may be a solution. On timber floors vinyl or similar sheet surfacing over the top may be appropriate to the kitchen type. If a floor waste is required an impervious membrane can be laid over timber floors and a weak cement base laid to falls with either tile or sheet flooring over.

63. New pipework should be taken through existing penetrations in the fabric or located in areas of low significance. Run pipework in the direction of joists to minimise damage. Enclose overhead services in a bulkhead to reduce damage to existing ceilings. Either surface mount pipework to minimise cutting or conceal in false walls.

64. Locate any new grease trap and in-ground piping in an area of minor significance and without known archaeological significance. Consider all alternatives that will minimise impact on the curtilage. Ensure excavation does not damage evidence of former use. Lids of pit should aesthetically blend with surrounding pavements and finishes.

65. Excavation for new pipelines or upgrading of pipework for sewer and stormwater can potentially have substantial impact. If some of the existing systems are working well and involve small water discharges, even though stormwater may be discharging to sewer systems there may not be justification for removal and replacement. If replacement is unavoidable re-

use existing penetrations, trench in areas already disturbed and minimise intervention where possible. Locate in-ground services in areas of minor significance and without known archaeological significance. Consider all alternatives and rationalise service lines so that impact is minimised.

66. Consider statuary requirements such as excavation permits under the NSW Heritage Act.

Damp-proofing

67. Work sympathetically with the traditional methods of protecting the building from moisture. Do not employ modern methods that may damage the fabric of the buildings. Investigate faulty guttering, downpipe and drain leaks, tree root blocking, overland and subsurface flow, garden bed or earth proximity and adjacent concrete construction and remedy these prior to investigating more invasive methods. Refer to Part 6 Repairs.

Natural Light

68. Large expanses of glazing and increased window sizes are not appropriate in the heritage buildings. Consider options to improve natural light such as roof windows or options to obtain views such as verandahs. If new windows are to be installed it should be regarded as a last resort and they should have traditional proportions and detailing to match the existing buildings and be possibly limited to the northeastern wall of the main building.

Ventilation and thermal comfort, building services and plant location

69. The number of people and functions to be housed in a building will establish the level of comfort and service that must be provided. Systems should be designed to preserve the historic architecture (aesthetics and conservation) whilst balancing requirements imposed by mechanical systems (quantified heating and cooling loads), building codes (health and safety), tenant requirements (quality of comfort, ease of operation), access (maintenance and future replacement), and the overall cost of the system.

70. Assess how natural ventilation such as openable windows, openable transom lights above doors and Tobin Tube ventilation is used in the existing buildings and whether improvements are required if these are restored to working order.

71. Internal bathrooms and commercial kitchens require mechanical ventilation. Large unsightly ducts can harm significant fabric. Consider the type of food preparation so that the kitchen duct is the appropriate minimum size or eliminate if mechanical ventilation is not warranted. Locate ducts so that heritage impact is minimised.

72. Traditional buildings may require heating but not cooling. The traditional fireplaces can be re-commissioned and made to operate effectively. Use openable windows, window shading, curtains, awnings, shade trees and other historically appropriate non-mechanical features of historic buildings to reduce the heating and cooling loads.

73. Locate air conditioning systems to minimise impact to the heritage buildings. Installation of mechanical systems includes upgrading older mechanical systems, improving the energy efficiency of existing buildings, installing new heating, ventilation or air conditioning (HVAC) systems, or for museums installing a climate control system with humidification and dehumidification capabilities. Decisions to install new HVAC or climate control systems often result from concern for occupant health and comfort rather than BCA requirements or the

need to provide specialised environments for operating computers, storing artifacts, or displaying collections. Balance occupant comfort and concerns for the objects within the building against the building itself.

74. Applying modern standards of interior climate comfort to historic buildings may prove detrimental to historic materials and decorative finishes.

75. Engineers should be involved in assessing the impact of weight and vibrations from large equipment.

76. Prevent moisture migration from HVAC systems into historic materials which may cause damage including footing instability, rising damp, biodegradation, freeze/thaw action and surface staining.

77. Identify non-significant or low significance spaces where mechanical equipment can be placed and secondary spaces where equipment and distribution running on both a horizontal and vertical basis can be located. Appropriate spaces for housing equipment might include roof spaces, subfloor, false ceiling or floor cavities, vertical cavities or cupboards. Rationalise plant to minimise size. Locate on the most discreet side of the buildings or roofs. Minimise intervention to significant interior fabric and spaces.

78. Piped systems are generally easier to install in historic buildings because the pipes are smaller than ductwork. Ducted systems offer a high level of control of interior temperature, humidity, and filtration and can be suspended within the building. Zoned units can be relatively small and well concealed. Use existing penetrations and locations for service pipes and cables.

79. Delivery appearance of grilles, cabinets or registers should be sympathetic to the historic buildings.

80. Routine maintenance schedules must be developed for changing and cleaning filters, vents, and condensate pans to control fungus, mold, and other organisms that are dangerous to health.

81. Exterior historic building walls to should not be cut for through-wall heating and air conditioning units. These are visually disfiguring, destroy historic fabric and condensation runoff from such units can damage historic fabric.

82. Locate new systems so that they don't damage historic finishes, mask historic features, or alter historic spaces. Do not drop ceilings or bulkheads across window openings.

83. Do not remove repairable historic windows or replace them with inappropriately designed thermal windows. Windows with large timber framing have thermal efficiency equivalent to double glazing. Refer to Part 6 Repairs.

84. Unless a retrofit includes the construction of new spaces or extensions to the existing buildings, or changes to building use, then BCA Section J will not need to be considered.

85. From a heritage viewpoint, possibly the most beneficial way of achieving compliance with BCA energy efficiency requirements for alterations and additions to the existing heritage buildings is to develop an Alternative Solution. Building fabric, glazing and building sealing are the most difficult areas for compliance and an energy efficiency consultant can prepare an assessment

and report at the design stage that can be submitted for development application and construction certificate approval.

86. The Deemed to Satisfy (DTS) requirements for assessing BCA Section J energy efficiency may be too rigid and limited when considering the complexity of the heritage buildings. Using JV3 computer modelling to ascertain the annual energy consumption compared to a reference building can give alternative compliant results. The intent of this process is for consultants to prove that the proposed building will have a predicted annual energy performance equal to or exceeding that of a reference (DTS) building. This can reduce construction costs and predict building energy use. The north-eastern facade of the main historic building has very little glazing in comparison to the area of the façade but this does not help in the overall assessment with deemed to satisfy provisions whereas it is taken into account as an integral part of the building envelope and may offset heat loss and gain from glazing on the southwest side.

87. Incorporate passive design elements for building efficiency. Using natural ventilation, controlling solar gain, maximising daylight availability and minimising heat gains and losses through the envelope will have less impact on the buildings than installing large HVAC systems.

9.04 ADDITIONAL MATTERS FOR CONSIDERATION AS PART OF THE ASSESSMENT PROCESS

Compatibility and properties of traditional materials

1. Understand the capability of the existing buildings and their elements. The original fabric may be adequate for compliance with the BCA without upgrade. Hardwood floor and roof framing have inherent fire resisting properties and can perform to safety standards.

2. Shellac based clear joinery finishes on traditional elements have been found to provide inherent fire protection.

3. Traditional plaster finishes on walls have sound and thermal insulation properties.

4. During inspections monitor the uses of modern materials and compatibility with the original fabric. Refer to Part 6 Repairs and Parts 3 and 4 Heritage repair guidelines.

Materials handling on site

5. Handling of materials on site requires special care to avoid damage to the heritage items. Consider using existing spaces and openings to allow movement of building materials and elements and avoid making new openings in the heritage buildings for this purpose. Plan work thoroughly in consultation with the builder to minimise or eliminate new openings.

6. Investigate appropriate machinery and methods of materials handling so that the risk of damage is eliminated or at the least minimised.

Car parking and civil works

7. Civil construction such as new car parks, footpaths, roads, street furniture and signage by the developer, property owner and Bathurst Regional Council have great potential for both

positive and negative impacts on the cultural significance of the townscape and streetscape. Avoid inappropriate civil works which would compromise the significance of the site. Refer to Part 5.

8. Consider whether existing infrastructure can service new development.

9. Preserve any original fabric, remove obstructive elements and investigate the potential for archaeological deposits and relics. Consider whether an archaeological assessment is needed in the specific area prior to approving construction. Refer to Part 5.

10. Prepare an Archaeological Construction Management Plan for the area so as to avert destruction of significant relics during the course of works.

11. Civil engineering works should be designed so that their impact on the significance of the Town Square precinct is sympathetic to the cultural landscape and setting. Materials for pavements, kerb and guttering, footpaths and garden edging should be selected with regard for their setting and historical context.

12. Street furniture design and placement including sign posts, garbage bins, street and path lighting, bollards, bus shelters and seating should have due regard to the significance of the place in which they are installed.

9.05 BCA GUIDANCE POLICIES

Compliance with the Building Code of Australia and the aims of the Disability Discrimination Act should be undertaken in a manner that does not damage the cultural and heritage significance of the buildings, the historical and visual relationships of the Town Square building groups or the landscape setting.

9.05.1 BUILDING 1 - HERITAGE TAFE

The 1896 building with central toilets and non-significant materials removed :

- Retain the original main stair and upgrade balustrade, add a new stair
- Add a lift plus smaller platform or stair lifting devices to link all retained levels
- Construct separated external WC s to service the building
- Provide new accessible pathway and entrances from Howick Street and/or Ribbon Gang Lane
- Provide ramps and walkways to external public spaces and doorways
- Compartmentalise the spaces for fire separation if needed
- Drench or screen windows where needed
- Use passive fire systems - fire resistant coatings etc
- Install sprinklers if needed to minmise intrusive work
- Install alarm system
- Adjust boundaries
- Provide accessible parking spaces - Existing parking rights or distance parking

9.05.2 BUILDING 2 – NEW

An entirely new building of potentially different classification, fire separated from other buildings:

- Standard BCA requirements
- Adjust boundaries

9.05.3 BUILDING 3 – HEADMASTERS RESIDENCE

Residential use - the 1878 building with non-significant materials removed and first floor re-installed:

- Install kitchen, bathroom and laundry
- Upgrade plumbing
- Install stair
- Install smoke detection alarms

Non-residential use - the 1878 building with non-significant materials removed and first floor reinstated:

- Install stair
- Add a lift or stair lifting device to link 2 levels if the additional storey is over 200sq.m.
- Construct separated external WC s to service the building
- Provide new accessible pathway from Howick Street and/or Ribbon Gang Lane
- Provide ramps and walkways to external public spaces and doorways
- Use passive fire systems - fire resistant coatings etc
- Install alarm system
- Adjust boundaries
- Provide accessible parking space - Existing parking rights or distance parking

9.05.4 AUSTRALIAN FOSSIL AND MINERAL MUSEUM

Existing building :

- Provide new compliant disabled WC and ambulant WCs in a separate building.

9.06 TERMS DEFINED BY THE BUILDING CODE OF AUSTRALIA

Alternative Solution means a Building Solution which complies with the Performance Requirements other than by reason of satisfying the Deemed-to-Satisfy Provisions.

Building Solution means a solution which complies with the Performance Requirements and is —

a) an Alternative Solution; or

b) a solution which complies with the Deemed-to-Satisfy Provisions; or

c) a combination of (a) and (b).

Deemed-to-Satisfy Provisions (DTS) means provisions which are deemed to satisfy the Performance Requirements.

Performance Requirement means a requirement which states the level of performance which a Building Solution must meet.

9.07 REFERENCES

- Australian Building Codes Board (2014). *National Construction Code Series 2014 Volume One Building Code of Australia Class 2 to Class 9 Buildings* Canberra, Australian Capital Territory: Author.
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- Department of Urban Affairs and Planning, DUAP, (online edition 2005). *Fire and Heritage: Guidelines for Fire Safety in Heritage Buildings Information Sheet 8.1* Sydney, New South Wales
- Heritage Council NSW Department of Planning (2002). *Technical Information Sheet The Fire Resistance of ceiling/floor systems commonly found in heritage buildings* Parramatta, New South Wales 2002
- McKenzie Group Consulting (2013). *Building Code of Australia Compliance Audit, Building A, Old TAFE Site 224 Howick Street, Bathurst* Sydney New South Wales 2000
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BCA APPENDIX

DETAIL SUMMARY OF BCA COMPLIANCE SOLUTIONS

DESCRIPTION OF ITEM	SOLUTIONS
C1.1- Type of construction required	
The main building is required to be Type B Construction as it has a rise in storeys of 2. BCA Spec C1.1 requirements - Timber columns do not achieve compliance with Clause 2.5(b) as the building has a rise of storeys of 2. - The north eastern wall of the building is located less than l.5m to the boundary and is required to have an FRL of *120/120/120*. - The south-western external wall located adjacent to the side boundary is to achieve an FRL of *120/30/30* - The rear external wall (rooms 28-32) is to achieve an FRl of *120/90/30* where it is located within 3m of the adjacent building on the allotment - Walls of the of rooms10 to 15 (Class 4) are to achieve an FRL of *60/60/60*.	Verification is to be provided from a structural engineer as to the FRL's achieved by the existing building elements. Where compliance is unable to be achieved, a performance based solution should be developed. Consolidate allotments. Demolish timber column supporting part of building – rooms 20, 26 and 27 and demolish part of caretaker's residence.
C3.2 Protection of openings in external walls	
• Openings within 6m of other buildings and near side boundaries may require protection in accordance with BCA Clause 3.4. • Openings in the external walls are not currently protected.	• Confirm setbacks of the buildings to allotment boundaries. • Consolidate allotments. • Protect openings in external walls depending on new boundary distances.
D1.6 - Dimensions of exits and paths of travel to exits	
• Reduced egress widths were observed from the mezzanine office where the path of travel down the stair is reduced to 850mm in lieu of 1m. • Head height clearances from stair providing egress from the Class 4 residence and the rear rooms are less than 2m.	• Remove mezzanine and rooms 8, 9 and 10.
D1.10 – Discharge from exits	
• The egress from the building that discharges into the side driveway is to be provided with mechanisms to eliminate the potential for vehicles to block the egress point.	• Bollards or other similar mechanism is to be provided to prevent vehicles from parking in front of the main egress route from the building.
D2.3– Non-fire-isolated stairways and ramps	
• Stairs serving the building for egress are timber and steel and are non-compliant.	• Adopt a performance based solution for the heritage main staircase. Remove all of the rear stairs and steel stair.
D2.7 – Installations in exits and paths of travel	
• Electrical distribution boards within the building are to be in smoke sealed non-combustible cupboards.	• Upgrade and/or relocate to achieve compliance.
D2.8 - Enclosure of space under stairs or ramps	
• The cupboard under the main stair must be fire rated to FRL *60/60/60* and the door serving the enclosure is to be a self-closing fire door achieving FRL *-/60/3.*	• Verify FRL of lining of cupboard under main stair and add self-closer. • Replace rear stairs and eliminate store room cupboards underneath them.

DESCRIPTION OF ITEM	SOLUTIONS
D2.9 - Width of stairs	
• The stairway providing egress from the mezzanine is less than 1.0m wide.	• Remove mezzanine.
D2.12 - Roof as open space	
• The external steel stair from the caretakers flat is considered to be a roof as open space.	• Protect openings within 3.0m with fire attenuation screens as an Alternative Solution and construct new walkway and stair with FRL *120/120/120.*
D2.13 - Treads and risers	
• The external stair from the caretakers flat and the main heritage staircase are inconsistent and do not comply.	• Adopt a performance based solution for the main heritage staircase. • Remove the non-compliant stairs at the rear and from the caretaker's flat and replace with new stairs in a different location.
D2.16 - Balustrades and other barriers	
• Balustrades throughout the building are less than the required 1.0m high.	• Remove mezzanine. • Remove all rear stairs and construct new stairs at northwest end. • Add additional higher balustrade rail to main staircase.
D2.20- Swinging doors	
• Doors forming an exit or part of an exit must swing in the direction of egress. A number of doors and the William Street gates do not comply.	• Upgrade doors, re-swing to open out or re-position path of egress.
D2.21 - Operation of latch	
• A door in a required exit or forming part of the exit or in the path of travel must be readily openable from the side the person is on without a key from the side of the person seeking egress by a single downward action or pushing action on a single device located between 900mm and 1.1m above the floor except if it is a sanitary compartment, strongroom or the like or if it serves only or is within a sole occupancy unit with a floor area of not more than 200sqm in a Class 5, 6, or 6 portion, or a space inaccessible to persons at all times when the door is locked. • In a Class 9b building accommodating more than 100 persons the doors must be readily openable without a key from the side that faces the person seeking egress by a single pushing action on a single device located 900mm to 1.2m above the floor. Where a 2 leaf door is fitted this applies to 1 leaf. • If serving as a 9b entertainment venue the single device operating the latch or bolts must be panic bars if those doors are to be secured or exit doors used by the public as the main entrance may be fitted with key-operated fastenings only, the tongues of which must be locked in the retracted position whenever the building is occupied by the public so that it can yield to pressure from within.	• All door handles and latches in the nominated exit paths must be upgraded to comply. Widen the door to the rear of Room 3 and install double leaved exit door with panic bar. Re-position path of egress to minimise damage to existing doors of high significance. • Re-position egress path so that doors to be changed are not significant fabric, eg. exit from room 14 via 11 and 12 is preferable to changing hallway 2 door.
D3 Access for people with a disability	• Refer to notes 23-43

DESCRIPTION OF ITEM	SOLUTIONS
E1.3 – Fire hydrants	
• Fire Hydrants must be provided throughout the site in accordance with Clause El.3 of the BCA and AS 2419.1-2005. • Where internal fire hydrants are provided, they must serve only the storey on which they are located. • Where the water supply system is taken from a static source, suitable connections and vehicular access must be provided to permit fire brigade personnel to draw water from that source and a fire-service booster connection must be provided adjacent to allow boosting of the system.	• The hydrant system currently installed within the building does not conform with current BCA provisions. • The hydrant system is to be upgraded to achieve compliance with AS2419.1-2005, this will include (but is not limited to):- 1. provision of coverage (hydrants to be located on the level being served) 2. upgrade of infrastructure including hydrant valves and pipes 3. provision of storz coupling 4. verification of pressures and flows 5. provision of a hydrant booster assembly
E1.4 – Fire hose reels	
• Fire hose reels are required to be provided throughout the building in accordance with Clause E1.4 and AS 2441. • There are hose reels at various locations throughout the building.	• The locations of hose reels are to be revised to ensure that hose reels are located within 4m of an exit and system coverage is achieved. Further investigations are to be carried out by a hydraulic consultant to advise on the deficiencies of the current system in relation to pressures and flows.
E1.6 - Portable fire extinguishers	
• Portable fire extinguishers must be provided as listed in Table E1.6 and must be selected, located and distributed in accordance with Sections 1, 2, 3 and 4 of AS 2444. Portable fire extinguishers are not compliant.	• Portable fire extinguishers of class as AE, E and F are to be provided throughout the buildings in accordance with AS2444-2001.
E2.2 - Smoke hazard management	
• The performance of the existing detection system was not verified but may be non-operational.	• The detection system throughout the buildings is to be upgraded in accordance with the requirements of this Clause.
E4.2 to E4.4 - Emergency lighting requirements	
• The location of emergency lighting is to be upgraded to comply with the provisions of this clause and in accordance with AS2293.1-2005. • Due to the age of the building, it is assumed that the system, including wiring and power supply does not comply with the requirements of AS2293.1 (i.e. fire-rated wiring system and emergency power supply).	• The location of emergency lighting and the lighting system is to be upgraded to comply with the provisions of this Clause and in accordance with AS2293.1-2005.
E4.5 to E4.8 – exit signs	
• The general location of signs were observed to be compliant, however, due to the age of the building, it is assumed that the system, including wiring and power supply does not confirm with the requirements of AS2293.1 (fire rated wiring system and emergency power supply).	• The location of exit signage and the signage system is to be upgraded to comply with the provisions of this Clause and in accordance with AS2293.1-2005.
F2.3 Facilities in Class 3 to 9 buildings	
• Sanitary facilities must be provided to comply with occupancy numbers and Class of building. • The existing facilities are non-compliant.	• Remove existing facilities and replace with new sanitary facilities to comply with the classification, use and occupancy.

DESCRIPTION OF ITEM	SOLUTIONS
F4.4 Artificial lighting	
• Artificial light must be provided to required stairways, passageways and ramps and all rooms frequently occupied, to comply with AS/NZS 1680.0.	• Check existing lights and upgrade as necessary.
F4.5 Ventilation of rooms	
• A habitable room must have natural ventilation, or a mechanical ventilation or air-conditioning system complying with AS/NZS 3666.1.	• Where windows must be fixed in the close position for fire attenuation, install a ventilation system to comply with AS/NZS 3666.1. Check airflow of Tobin Tube system and use where existing windows do not provide sufficient natural ventilation.
H1.2 Theatre, Stages and Public Halls -	Verification from a structural engineer to check loading capability of the stage. Add notice or remove stage.

Refer to Study A plans in addendum for compliance suggestions.

PART 10 ADDENDUMS

Figure 1 Part 10: Rear view of the TAFE

CONTENTS

10.01 ADDITIONAL DRAWINGS

There are a number of drawings that are complimentary to this Conservation Management Plan. They are included in this document as A4 drawings but should be accessed in a larger scale for detailed information.

The drawings are:

1. **Plan and elevations of the recommendations of the TAFE CMP and curtilage.**

   Drawn Barbara Hickson.
   Preferred size AO. Refer to larger scale addendum. Refer to PART 1, page 1-20 for A4 sized copy.

2. **Plan and elevations illustrating significance.**

   Drawn Barbara Hickson.
   This site plan with elevations illustrates the existing development on and around the Bathurst Town Square analysing individual significance.

3. **Infill building illustrated. (February 2015)**

   Drawn Trent Hyland from sketch by Barbara Hickson.

4. **Location and Locality Plan AO1 –**

   Drawn Robin White

5. **Site Plan existing Record AO2**

   Drawn Robin White

6. **Property Information Plan AO3**

   Drawn Robin White

7. **Ground Floor plan existing record AO4**

   Drawn Robin White

8. **First Floor Plan existing record A05**

   Drawn Robin White

9. **Study A Ground Floor Plan A06**

   Drawn Robin White

10. **Study A First Floor Plan and Area**

    Drawn Robin White

11. **Survey Drawing 1 of 1 A1**

Drawn by Tablelands and Buttsworth Surveyors.

10.02 COMMUNITY CONSULTATION

To date a number of community consultations have been undertaken. The following are summaries of those processes.

10.02.1 EXPRESSIONS OF INTEREST IN THE TAFE 2013

The following is a summary of the submissions received by council.

In early 2013 Council called for expressions of interest, or possible uses, for the former TAFE building. In January a guided tour of the building was also offered for interested parties. A form for submissions was provided and submissions closed on 1 February 2013.

Twenty-seven (27) submissions were received, not all followed the provided format. In summary the following suggestions and or expressions were received.

Four (4) submissions asked for the building to be restored and substantially extended by Council for Council offices. Some included adding sufficient office building to the rear of the TAFE to make this a complete relocation plus car parking on base levels. The structure could accommodate the whole of Council's offices plus possibly a museum facility with a cafe to service both. One submission also added the available underused PO floor space.

Nine (9) submissions concentrated on a community cultural precinct use after basic building regulation assessment and upgrades and improvements. Included were many possible uses such as youth cafe, performing arts, art, printing, sport, studios, music, media, hobby spaces, meeting rooms, museum facilities and some retail including hire of spaces. Beyond this, open space activities such as sculpture, leisure, markets. The space design to be appropriate to a heritage precinct re finishes, lighting, landscaping etc.

Added to this were some specific uses including:

1. Part of the building devoted to The 'Kedumba Drawing Collection'.

2. Part devoted to U3A and the relocation of the Historical Society and the Conservatorium of Music to allow additional space for Council Offices to expand.

3. Gradual staging of the whole area to regain some of the Bathurst Square as a public space, bringing people, commerce and cultural life back to the square, including events, meetings, archival storage, art gallery, music, rehearsal and performance space, professional rooms and a university annex.

4. Create a community based consultation group to guide the installation.

5. Have a mix of public and commercial options but include Council Offices, Art Gallery and Music facility.

6. Consider a private developer involvement in return for space/rental.

7. Include an Administrative hub for community services such as homeless and related service delivery.

Fourteen (14) submissions were specific in their suggestions for uses, most of which were also community services. The specific uses suggested included:

1. Use of rear rooms of the TAFE for museum storage, related school activities and art classes.

    a) A music centre with meeting, teaching and performance spaces.

    b) A performance theatre with office, rehearsal and management space.

    c) Art exhibition/ gallery, teaching and art creation spaces.

    d) Art gallery and museum (relocating some of the Somerville Collection).

    e) Bathurst Remembers theatrette and associated computer access spaces.

    f) Child care play space.

    g) Combined active groups: the Fencing Club, Bathurst Skirmish and Bathurst Role-playing And War-gaming League (B.R.A.W.L.)

    h) Regional Aboriginal cultural and performing arts centre.

    i) Accommodation for a juvenile rehabilitation scheme centred on the teaching of Heritage Trades skills. As a bonus to the provision of the courses the trainees would first reinstate the TAFE building.

2. The two that were not community uses suggested:

    a) A retail/commercial/residential proposal based on private ownership and investment.

    b) Boutique or backpacker's hotel.

Most agreed that the building should be brought up to BCA standards and that the building should not be mothballed. Gradual or staged changes were, however, acceptable to some.

10.02.2 BATHURST CITY CENTRE STUDY 1975

The Bathurst City Centre report of 1975 went to the community for feedback at that time and took that into account in their findings. The following is a summary of that study by Barbara Hickson.

The Bathurst City Steering Committee was Tooby, Sproats and Matthews and the report was written for the Bathurst City Council and the Development Corporation.

The purpose of the report was to guide expected growth in the city centre of Bathurst and made particular reference to the central Bathurst Square block.

The following is a summary of that report.

The priorities for Bathurst were found to be:

- traffic and parking
- retail development
- development of the inner city

Most of the Bathurst Square block is zoned "Special uses" with a small amount of business and open space in Kings Parade with a considerable amount of the 'Special uses' being church land, which is generally non-rateable.

The Bathurst Square and its curtilage contains a high concentration of main public buildings, the tallest and historically most significant buildings and spaces. A central axis passes through the centre of the Square through the Court House dome, the Carillion and the spire of All Saints (ie passing through to the original flag staff position and through the new bell town of the Anglican Church).

The spires and domes form a fine skyline that should not be competed with, while the PO building is detrimental to that skyline.

Traffic - mounting congestion in William and George Streets.

Amalgamation of blocks to form larger areas to accommodate more people is recommended.

The report notes that the centre of a town should provide the highest value land – in this case it is something of a 'crater'. P.26. this implies another policy as below. The study found that strengthening the city centre for retail was of paramount importance. P28.

Community consultation (3000-4000 people) revealed the following main points relevant to Bathurst Square:

- Retain heritage significance.
- Retain the historic skyline.
- Give pedestrians and cyclists a go.
- PO is visually detrimental.
- Keep residential low key.
- Parking problems exist.
- Occasional child care needed.

Report Recommendations:

1. Preserve historic fabric:

    - Encourage adaptive re-use.
    - Retain heritage character and fabric of buildings and streetscapes.
    - Re-instate buildings adjacent to new development.
    - Plan for street replanting.

2. New developments should fit the streetscape better:

    - Encourage development that fits with the character of the city.
    - Encourage site amalgamation.
    - Building height to be dictated by central block axis (possibly 3 Storey).

3. Accommodate more traffic and parking:

   - Time limit parking.
   - Refer plan for traffic, pedestrians and cycling for town centre.
   - Resolve conflicts between vehicles and pedestrians – especially in Howick St.

4. Accommodate recreation and leisure:

   - Accommodate art gallery / library in the TAFE building, small theatre, crafts.
   - Encourage recreation and leisure in the centre.
   - Link with the river flats.

Action Plan 1 of this report.

The block between George and William, Howick and Church – **The Bathurst Square**-

> *"Develop a pedestrian walkway and Square, linking the main business and Commercial areas. At the same time the square provides opportunities for creating additional community facilities"*

The BCCS report notes that the above is feasible because the area is substantially non rateable land, has opportunities for pedestrian links, is largely owner by 4 organisations (now 32 Churches and Council), with high historic value and broad community interests already represented.

A sketch plans shows a pedestrian path between Howick and Church St, in past the PO and out beside the Walshaw Hall.

Policies that develop from this report are:

1. Recognise, retain and don't compete with the central historic axis.

2. New buildings should avoid altering the skyline where this axis is visible.

3. Release or change zoning of land in the centre of Bathurst, or area immediately surrounding the central Square, to make it versatile in its use, so increase its value, make it rateable and attract investment.

4. Re-establish a series of pathways or laneways with historical values, with constructions to influence the memory of the past.

5. Encourage re-adaptive use of Square space for community leisure and recreation including activity such as an art gallery and library.

10.02.3 TOWN SQUARE OWNERS AND TENANTS MEETING

There are three summaries or sets of notes relating to the initial meeting with tenants and owners held as part of the preparation of this CMP.

A. TOWN SQUARE IMPROVEMENTS. NOTES BY JESSICA BOYLE.

Monday 21 July 2014, 12:30-2pm, Council Committee Room.

Attendees: Phillip and Suzie New (78 George Street); Anne Wentzel (All Saints Cathedral/Manse); Martha Gelin (91-93 William St); Christopher Percival (All Saints/Town Square); Maira and Peter Gerakiteys (73 William St); Kevin Burgess (103 William St): Janet Bingham (BRC); Jessica Boyle (BRC); Barbara Hickson and Robin White (TAFE CMP consultants for BRC)

Introduction from Janet: Welcome and Introduction

- Summary of how Council came to be conducting a conservation management plan for the TAFE building. Still ongoing discussions about ownership of the property with the State Government.
- Council are undertaking this updated conservation management plan (CMP) for the long term strategic management of the site and its historic significance. The State Government are still the property owners at this time.
- What we are looking at today is not about how the TAFE buildings may be used in the future, but whether you as land owners and tenants see any opportunities for your land within the Town Square to link to the former TAFE site.

Barbara Hickson: CMP Project Manager

- Overview of history of TAFE site and Town Square. Looking at how the square was primarily owned by three groups the Presbyterian Church, Church of England (Anglican Church) and the Crown. It was only after the two church schools closed that this formerly church land was opened up and sold off for commercial premises on the Town Square.
- The TAFE building was designed by the government architect of the time, William Kemp. Originally it was designed and built as two separate buildings with a central carriageway between. The front building was for gentlemen learning, the rear for the trades and vocational skills. Both areas had separate entrances.
- Overtime laneways have been opened up both formally and informally as pedestrians made pathways through the vacant land and laneways like Ribbon Gang Lane were established to service the new commercial shops that were now in the square.
- This study is looking at the TAFE property in detail, this includes the former public school and headmaster's residence. The study is also looking at identifying opportunities and developing policies for how any future development and use may link into the Town Square. Interested in hearing your opportunities and ideas for this.

Ideas from the property owners and tenants:

Parking and Cars	Cleaning up the space
• Having parking. • Making parking easier for visitors to the	• Remove the rubble and the vegetation that are blocking pathways.

Australian Fossil and Mineral Museum. • Convert areas behind shops to commercial leasable space and park cars elsewhere. • Have parking above the RSL car park. • Underground car parking to improve amenity. • Consider out of town and visitor parking. • Preference for all parking to be underground. There is already underground below post office. • Not just pedestrian pathways, some are for vehicles too. • Shared pedestrian and vehicle spaces.	• Better management of waste in the square. • Pigeons must be eradicated. • Pigeons and pigeon poo are a real problem for the buildings. • Facelift the NAB bank building. • Bins are required on Ribbon Gang lane for businesses that front William St.
Uses of the space	**Opening up the space**
• Have an education centre for the Australian Fossil and Mineral Museum. • Think about the areas behind the shops for other commercial spaces. • Live concerts and light shows. • Open the square for the markets e.g. Farmers Market and library forecourt markets. • Activities that move people through the site. People have a reason to walk through or to go to the square. • A usable space with coffee and food, boutique and shops. • Think about an amphitheatre and outdoor entertainment. • High value land not used because it is blocked off. • Headmaster's cottage to link with Australian Fossil and Mineral Museum. • Remove the automotive building and toilets and open up the space. • Downsizing the Telstra building and the	• Remove the fences. • Open up the fences that currently block pathways like near Scout Hall and Telstra building. • Unblock the central laneway. • 'A church within a square' have no fences around the church land and form pedestrian access through the church land. • Open up the square in stages, try and see how it goes with people. • Remove the gates, fences and skip bins. • Remove the substation. • Remove the Anglican house [manse] and open this space out to the square. • Lowering the height of the Telstra building. • A photographic record of the interior of the square and buildings, what spaces are there? • Think about the areas behind the shops and open it with landscaping and design.

cables. • Supplying underground storage space. • Activities that draw people through the site. • Using the back of shops. • Consider the tourism aspect of the square and places like the AFMM and focus on this as well as commercial. • Need drawcard entertainment and need to alternate shows, presentations, exhibitions to keep people interested and making return trips. • Toilets are needed to be provided if the existing ones are removed.	• Widen Ribbon Gang Lane.

Types of space

- Desirable spaces to hang out.
- Lighting up the pathways.
- Having seats and lights.
- Beautification of the paths and spaces.
- Safety.
- Landscaping to encourage sitting, eating and looking.
- Outdoor seating
- Lighting for safety and amenity.
- Safety in the square at night to discourage revellers.

B. NOTES BY ROBIN WHITE

21 July 2014 TAFE CMP MEETING BUSINESS OWNERS (ADJOINING TAFE SITE) Meeting with owners and tenants of the Town Square and environs.

1. Have Education Centre for Fossil Museum in the headmaster's residence building. Have a new internet linked learning centre – virtual classroom
2. Put museum back into TAFE building in original museum location
3. Education theme is consistent for Town Square area
4. Need for parking, possibly underground as preference
5. Unblock central laneway between William and George streets
6. Lighting to be high illumination, vandal deterrent to reduce "night-life"

7. Remove fences
8. Open up totally
9. Market space
10. Link RSL parking to Town Square
11. Underground storage for Somerville Collection archives and storage
12. Boutiques, food shops, cafes
13. Musical events
14. Fig tree/bush must go
15. Outdoor seating
16. Lights
17. Water fountain
18. Where do we get parking for residential tenants and commercial tenants in Ribbon Gang Lane if commercial shopfronts face the lane? One owner expressed they are willing to lease 3 spaces on an annual basis if available somewhere else on the Square or underground. Another owner would also lease car spaces
19. Remove car parking from all streets surrounding the Square to free up traffic movement.
20. Have shared pedestrian and vehicle spaces on the TAFE site
21. Pigeons must be eradicated
22. Clean up the whole block.
23. Remove all internal fences
24. Manage waste better. Remove garbage disposal dumpsters, screen garbage areas.
25. Widen Ribbon Gang Lane at William Street exit.
26. Remove substation
27. Have no fences around the church land and expose the view of the rear of the church and form pedestrian access through the church owned land.
28. Have facilities to attract people and also toilets.
29. There is a noise, heat and wind problem for the existing resident.
30. Landscaping required.
31. Have a market area. Relocate markets including Farmers Market to this area.

32. Relocate library forecourt market to the Square because it is congested for pedestrians

33. Must have drawcards to the Square such as live music, sculpture, concerts, changing shows, performance art. The events must keep changing so that people are drawn to the spaces multiple times

34. The conservatorium of music and education centre of the Somerville Museum could use the lecture hall as a venue – shared space

35. Scout Hall – remove fence

36. Re-purpose the Telstra building to be part of the Square buildings, or be used as an archive area. Query Telstra to reduce their usage footprint.

37. Have access from the Candy Store (G. & T. Chambers/Pantanos restaurant /OPSM shop) to the TAFE site and rent car spaces

38. Red Cross shop owners would like shop frontage onto Parish Lane

39. Bin area required on Ribbon Gang Lane for the businesses which front William Street

40. Community gathering area needed in the Square

41. Amphitheatre for concerts, performance artists, public use

42. Better signage is needed for the Fossil Museum

43. Visitor parking is needed for the museum. Minibuses need space. Buses park at Machattie Park and people, especially children, walk around the block instead of through. Make pedestrian access from the southwest Kings Parade side to the museum.

44. Remove ugly additions to TAFE main building

45. Remove existing W.C.s and automotive workshop

46. Put amenities, toilets into the headmasters building

47. Make pedestrian access to Howick, William and George Streets

48. Facelift the NAB building

49. Have a changing sculpture exhibition

50. Meeting with owners and tenants of the Town Square and environs.

C. NOTES AND COMMENTARY BY BARBARA HICKSON

One of the upshots of meeting with owners and tenants of the Town Square was to note that a joint effort in terms of internal beatification could assist in making the whole square more accessible and attractive to users – passing pedestrians, tourists etc.

Normally land is developed in an ad hoc process where individual owners act from their own personal or local opportunities to extend or alter their individual holdings and this piecemeal

approach can be detrimental to the overall land development. The spaces between these developments can be left in disarray impinging on the usefulness, workability and aesthetics of the whole space.

In order to maximise the potential use of the Bathurst Square internally it would benefit from a holistic approach similar to the Bathurst Beautification process that occurred to the streets that surround the square in the late 1990s combined with the earlier Main Street Study (1994). With the right encouragement and planning opportunities an interesting and desirable commercial, community and possibly residential square could be achieved. This could including the following:

1. A strategic approach to the organisation of the whole space, its outdoor areas and landscaping, garbage disposal, service mains and sub-stations and amenities.

2. An overall approach to open up pathways and accessibility, removing fences and providing appropriate lighting, street furniture and signage.

3. A unified approach to parking, possibly underground parking, on some community shared basis for parking for owners, tenants and visitors.

4. Access for suppliers and supplies.

5. Opportunities for commercial and residential expansion.

6. Special opportunities for events, markets and other open area ideas.

7. Opportunities for adaptive re-use of existing spaces and/or removal of unused structures.

8. A design palette to increase visual and aesthetic unification of the site.

To achieve the above there would be:

1. Planning policies that encourage good development (e.g. internal shop fronts, removing obstacles to pedestrians) and discourage poor developments (e.g. left wasteland, scattered garbage bins, poor fencing).

2. Individual design advice to improve appearances of the rear and internal view of buildings and providing imaginative advice on what is possible. This might take the form of a 'Main Street Study' approach – where the street is the Town Square.

3. A co-operative approach to funding advice and improvements.

10.02.4 MEETING WITH THE TOWN SQUARE GROUP ABOUT THE TAFE CMP

This was a chance to update the group as to a brief status of the project and to also get them to discuss their thoughts and ideas about the future of the Town Square site and what the group sees as potential opportunities that could be identified in this planning process. The meeting had the same format as the meeting with the owners and tenants of the Town Square.

The details are as follows:

Date: Wednesday 13 August 2014

Time: 12:30-2:00 pm

Location: Committee Room, Council Offices

A. SUMMARY OF IDEAS DEVELOPED AT THE MEETING FOR FUTURE PLANNING & INFRASTRUCTURE

- Excellent urban design – collaboration needed between professionals - architects, town planners, landscaping, streetscape, social planning, engineers, landscapers
- Planning that will facilitate change
- Retention of curtilage for whole town square and church
- Functioning of bell towers - church and carillon
- Sightlines to be re-established – visual aesthetics
- Heritage walk using interpretative signage - stories to be told
- Adaptive re-use of existing buildings e.g. to include creation of residential spaces
- Secure public space – lighting, sightlines, usage
- Limited vehicle access (shared space) to square delivery areas, ambulance, emergency services, disabled transfer
- Bendigo Town Square plans for shared space
- Underground parking
- Bicycle access, prams, wheelchair – levels. ramps, appropriate width
- Access to public transport e.g. “Acropole” Restaurant terminus access
- Public gardens, landscaping
- Paved pathways
- Possible Market stall sites
- Removal of fences where appropriate
- Playground (more details needed)
- Green space

B. SUMMARY OF IDEAS DEVELOPED BY THE TOWN SQUARE GROUP AT ITS INAUGURAL MEETING AS A VISION FOR THE FUTURE (20th May 2009)

- Vision (ideal) for next 100 years
- The Heart of Bathurst – permeability (with pedestrian access)
- Creating a space/precinct for urban life – a space that encourages conviviality and recreation
- Centre for daily public life – interactive – culture - commercial - produce
- Venue for public celebration and solace – a gathering place
- Green space
- Communal space for all (not a boutique area) should be diverse for all sections of the community
- Enshrines the uniqueness of Bathurst and its Region
- Distillation of the uniqueness of Bathurst and its Region – arriving at essence (see heritage significance statement)
- Recognition of Wiradjuri owners e.g. through public art, performances
- Cultural life expressed through public art and performance.

10.03 REPAIR MEMOS

MEMORANDUM 1 Re TAFE CMP

TO: MANAGER STRATEGIC PLANNING – JANET BINGHAM, JESSICA BOYLE

FROM: BARBARA HICKSON HERITAGE ADVISER

DATE: 25th March 2014

SUBJECT: PROPOSED URGENT WORKS TO THE TAFE BUILDING

In the next few weeks we will prepare a list of repairs and maintenance for the TAFE building. There may be a number of other items on closer inspection that need urgent attention but one item is **most urgent** and requires immediate attention as it is causing considerable damage to other fabric of the building through flooding.

Item required:

The rainwater head in the central courtyard has come away from the roof. Re-fix and re-flash rainwater head in place. Check and clear of the connecting down pipe and check and clear the box gutter behind rainwater head.

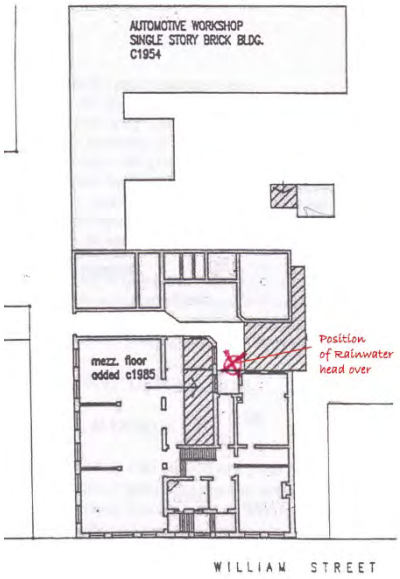

Figure 2 Part 10: Location

Figure 3 Part 10: The rainwater head falling away from the building. While making this repair an opportunity will be there to check the roof plumbing generally and report back

Barbara Hickson
Architect and Heritage Adviser

MEMORANDUM 2 Re TAFE CMP

TO: MANAGER STRATEGIC PLANNING – JANET BINGHAM, JESSICA BOYLE

FROM: BARBARA HICKSON HERITAGE ADVISER

DATE: 7th August 2014

SUBJECT: VERY URGENT WORKS TO THE TAFE BUILDING

Since the last memo almost 5 months ago re urgent work, the building continues to deteriorate. There are further urgent works

Item required:

1. **PLUMBING**

   As noted the rainwater head in the central courtyard has come away from the roof. Re-fix and re-flash rainwater head in place. Check and clear of the connecting down pipe and check and clear the box gutter behind rainwater head. Cover the rainwater head with wire or netting.

2. **PLUMBING**

Similarly the RH rainwater head at the front of the building in William Street is now failing. Considerable water is entering the building on the top and ground floor. Repair as above and check on the 3rd rainwater head on the LHS.

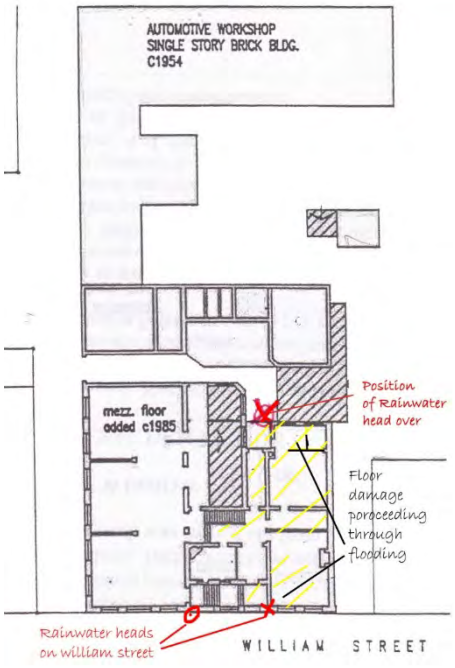

Figure 4 Part 10: Location: Plan of failing rainwater heads and flooding at both levels

3. **CARPET**

The carpet shown hatched above on the ground floor should be removed urgently. It is wet and rotting and will be destroying the timber floors beneath it.

On the upper floor the wet carpet areas should be peeled back from the flooded floor areas.

This is creating a very unhealthy environment.

4. **GUARNO**

The pigeon dropping should be removed in bulk as soon as possible for the same reasons as above- creating more damage and unhealthy environment.

The work need not be done concurrently, <u>but all as soon as possible</u>.

Figure 5 Part 10: The rear rainwater head falling away from the building

While making this repair an opportunity will be there to check the roof plumbing generally and report back.

Barbara Hickson
Architect and Heritage Adviser

Note: Plumbing repairs were carried out and damp damaged carpet removed in November 2014.

10.04 TAFE TIMELINE GLEANED FROM DRAWINGS

1936

Ground floor

- Art gallery/museum 4 open rooms with separate school inspectors office in rear north corner
- Office near front entry
- Shorthand classroom to right of front entry
- Unused laboratory
- Plumbers shop at rear on southwest side
- Unused engineering shop with store and office at rear
- Cookery school, dining room, pantry, scullery and changing room under caretakers flat
- Enclosed yard with outbuildings on yard boundary – shed, laundry, caretakers toilet, inspectors toilet and staff toilet
- 2 new female and 1 teachers W.C. built in caretakers courtyard with new fence to screen off

First Floor

- Carpenters hall (formerly lecture hall)
- Sewing classes in front two rooms
- Lecture room in centre
- Classroom in north corner
- Unused art class behind carpenters hall
- Wool classing room accessed by outside balcony
- Caretakers residence with living room, two bedrooms, bathroom and kitchen
- Weathershed

- 4 toilets and urinal in 3 rooms at end of weathershed

1961-64 – Automotive Mechanics Building extensions.

- One large room with mechanics, automotive, electrical test, parts cleaning and engine test
- Store room
- Diesel room
- Office
- Water well filled in with part of concrete floor slab over
- Existing mechanics area converted to welding bays

1984-1987 – Alterations to main building.

- Ground floor
- Reception in front room near entry
- Room in east corner split into principal's office, secretary's office and office
- Museum converted to 2 typing rooms and a micro/terminal room
- Mezzanine added with head teacher's office, duplicating room and store under
- Library in north corner
- Cookery school converted to student amenities room, kitchen, staff tea room and PABX room
- Female toilet block infill building in courtyard – 3 toilets
- Welding store, staff W.C., male toilet (4 cubicles) and laundry adjoin welding office and store

1986 – Headmasters residence (referred to as Building 'C')

- Classroom on southeast
- Pottery room on northwest
- Storage room accessed by enclosed verandah
- Cleaners room enclosed under verandah
- Store room enclosed under verandah
- First floor removed.
- Shed referred to as building 'D

1986 –School Building (referred to as Building 'B' Bathurst College of TAFE)

- Demolition of internal partitions, construction of new walls and two mezzanines
- Office on mezzanine
- Art loft on mezzanine
- Ceramics
- Lecture room
- Lecture drawing room
- Bench fitting are
- General work area
- General assistant's office
- Store

1990 – Landscaping

- Gardens beds and brick paving in area around automotive workshop

10.05 THE BURRA CHARTER

THE BURRA CHARTER

The Australia ICOMOS Charter for Places of Cultural Significance 2013

AUSTRALIA ICOMOS
International Council on Monuments and Sites

Australia ICOMOS Incorporated
International Council on Monuments and Sites

ICOMOS

ICOMOS (International Council on Monuments and Sites) is a non-governmental professional organisation formed in 1965, with headquarters in Paris. ICOMOS is primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation. It is closely linked to UNESCO, particularly in its role under the World Heritage Convention 1972 as UNESCO's principal adviser on cultural matters related to World Heritage. The 11,000 members of ICOMOS include architects, town planners, demographers, archaeologists, geographers, historians, conservators, anthropologists, scientists, engineers and heritage administrators. Members in the 103 countries belonging to ICOMOS are formed into National Committees and participate in a range of conservation projects, research work, intercultural exchanges and cooperative activities. ICOMOS also has 27 International Scientific Committees that focus on particular aspects of the conservation field. ICOMOS members meet triennially in a General Assembly.

Australia ICOMOS

The Australian National Committee of ICOMOS (Australia ICOMOS) was formed in 1976. It elects an Executive Committee of 15 members, which is responsible for carrying out national programs and participating in decisions of ICOMOS as an international organisation. It provides expert advice as required by ICOMOS, especially in its relationship with the World Heritage Committee. Australia ICOMOS acts as a national and international link between public authorities, institutions and individuals involved in the study and conservation of all places of cultural significance. Australia ICOMOS members participate in a range of conservation activities including site visits, training, conferences and meetings.

Revision of the Burra Charter

The Burra Charter was first adopted in 1979 at the historic South Australian mining town of Burra. Minor revisions were made in 1981 and 1988, with more substantial changes in 1999.

Following a review this version was adopted by Australia ICOMOS in October 2013.

The review process included replacement of the 1988 Guidelines to the Burra Charter with Practice Notes which are available at: australia.icomos.org

Australia ICOMOS documents are periodically reviewed and we welcome any comments.

Citing the Burra Charter

The full reference is *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013*. Initial textual references should be in the form of the *Australia ICOMOS Burra Charter, 2013* and later references in the short form (*Burra Charter*).

Cover photograph by Ian Stapleton.

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http://australia.icomos.org/

ISBN 0 9578528 4 3

Article 1. Definitions

For the purposes of this Charter:

1.1 *Place* means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Place has a broad scope and includes natural and cultural features. Place can be large or small: for example, a memorial, a tree, an individual building or group of buildings, the location of an historical event, an urban area or town, a cultural landscape, a garden, an industrial plant, a shipwreck, a site with in situ remains, a stone arrangement, a road or travel route, a community meeting place, a site with spiritual or religious connections.

1.2 *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the *place* itself, its *fabric, setting, use, associations, meanings*, records, *related places* and *related objects*.

Places may have a range of values for different individuals or groups.

The term cultural significance is synonymous with cultural heritage significance and cultural heritage value.

Cultural significance may change over time and with use.

Understanding of cultural significance may change as a result of new information.

1.3 *Fabric* means all the physical material of the *place* including elements, fixtures, contents and objects.

Fabric includes building interiors and sub-surface remains, as well as excavated material.

Natural elements of a place may also constitute fabric. For example the rocks that signify a Dreaming place.

Fabric may define spaces and views and these may be part of the significance of the place.

1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.

See also Article 14.

1.5 *Maintenance* means the continuous protective care of a *place*, and its *setting*.

Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

Examples of protective care include:

- maintenance — regular inspection and cleaning of a place, e.g. mowing and pruning in a garden;
- repair involving restoration — returning dislodged or relocated fabric to its original location e.g. loose roof gutters on a building or displaced rocks in a stone bora ring;
- repair involving reconstruction — replacing decayed fabric with new fabric

1.6 *Preservation* means maintaining a *place* in its existing state and retarding deterioration.

It is recognised that all places and their elements change over time at varying rates.

1.7 *Restoration* means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

1.8 *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

New material may include recycled material salvaged from other places. This should not be to the detriment of any place of cultural significance.

1.9 *Adaptation* means changing a *place* to suit the existing *use* or a proposed use.

1.10 *Use* means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Use includes for example cultural practices commonly associated with Indigenous peoples such as ceremonies, hunting and fishing, and fulfillment of traditional obligations. Exercising a right of access may be a use.

1.11 *Compatible use* means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

1.12 *Setting* means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.

Setting may include: structures, spaces, land, water and sky; the visual setting including views to and from the place, and along a cultural route; and other sensory aspects of the setting such as smells and sounds. Setting may also include historical and contemporary relationships, such as use and activities, social and spiritual practices, and relationships with other places, both tangible and intangible.

1.13 *Related place* means a *place* that contributes to the *cultural significance* of another place.

1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the place.

Objects at a place are encompassed by the definition of place, and may or may not contribute to its cultural significance.

1.15 *Associations* mean the connections that exist between people and a *place*.

Associations may include social or spiritual values and cultural responsibilities for a place.

1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses to people.

Meanings generally relate to intangible dimensions such as symbolic qualities and memories.

1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

Interpretation may be a combination of the treatment of the fabric (e.g. maintenance, restoration, reconstruction); the use of and activities at the place; and the use of introduced explanatory material.

Conservation Principles

Article 2. Conservation and management

2.1 *Places* of *cultural significance* should be conserved.

2.2 The aim of *conservation* is to retain the *cultural significance* of a *place*.

2.3 *Conservation* is an integral part of good management of *places* of *cultural significance*.

2.4 *Places* of *cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

Article 3. Cautious approach

3.1 *Conservation* is based on a respect for the existing *fabric*, *use*, *associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.

The traces of additions, alterations and earlier treatments to the fabric of a place are evidence of its history and uses which may be part of its significance. Conservation action should assist and not impede their understanding.

3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

Article 4. Knowledge, skills and techniques

4.1 *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.

4.2 Traditional techniques and materials are preferred for the *conservation* of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

The use of modern materials and techniques must be supported by firm scientific evidence or by a body of experience.

Article 5. Values

5.1 *Conservation* of a *place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.

Conservation of places with natural significance is explained in the Australian Natural Heritage Charter. This Charter defines natural significance to mean the importance of ecosystems, biodiversity and geodiversity for their existence value or for present or future generations, in terms of their scientific, social, aesthetic and life-support value.

In some cultures, natural and cultural values are indivisible.

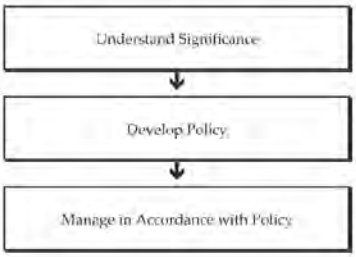
5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a place.

A cautious approach is needed, as understanding of cultural significance may change. This article should not be used to justify actions which do not retain cultural significance.

Article 6. Burra Charter Process

6.1 The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy. This is the Burra Charter Process.

The Burra Charter Process, or sequence of investigations, decisions and actions, is illustrated below and in more detail in the accompanying flow chart which forms part of the Charter.



6.2 Policy for managing a *place* must be based on an understanding of its *cultural significance*.

6.3 Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.

6.4 In developing an effective policy, different ways to retain *cultural significance* and address other factors may need to be explored.

Options considered may include a range of uses and changes (e.g. adaptation) to a place.

6.5 Changes in circumstances, or new information or perspectives, may require reiteration of part or all of the Burra Charter Process.

Article 7. Use

7.1 Where the *use* of a *place* is of *cultural significance* it should be retained.

7.2 A *place* should have a *compatible use*.

The policy should identify a use or combination of uses or constraints on uses that retain the cultural significance of the place. New use of a place should involve minimal change to significant fabric and use; should respect associations and meanings; and where appropriate should provide for continuation of activities and practices which contribute to the cultural significance of the place.

Article 8. Setting

Conservation requires the retention of an appropriate *setting*. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the *cultural significance* of the *place*.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

Setting is explained in Article 1.12.

Article 9. Location

9.1 The physical location of a *place* is part of its *cultural significance*. A building, work or other element of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.

9.2 Some buildings, works or other elements of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other elements do not have significant links with their present location, removal may be appropriate.

9.3 If any building, work or other element is moved, it should be moved to an appropriate location and given an appropriate *use*. Such action should not be to the detriment of any *place* of *cultural significance*.

Article 10. Contents

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and *preservation*; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

For example, the repatriation (returning) of an object or element to a place may be important to Indigenous cultures, and may be essential to the retention of its cultural significance.

Article 28 covers the circumstances where significant fabric might be disturbed, for example, during archaeological excavation.

Article 33 deals with significant fabric that has been removed from a place.

Article 11. Related places and objects

The contribution which *related places* and *related objects* make to the *cultural significance* of the *place* should be retained.

Article 12. Participation

Conservation, *interpretation* and management of a *place* should provide for the participation of people for whom the place has significant *associations* and *meanings*, or who have social, spiritual or other cultural responsibilities for the place.

Article 13. Co-existence of cultural values

Co-existence of cultural values should always be recognised, respected and encouraged. This is especially important in cases where they conflict.

For some places, conflicting cultural values may affect policy development and management decisions. In Article 13, the term cultural values refers to those beliefs which are important to a cultural group, including but not limited to political, religious, spiritual and moral beliefs. This is broader than values associated with cultural significance.

Conservation Processes

Article 14. Conservation processes

Conservation may, according to circumstance, include the processes of: retention or reintroduction of a *use*; retention of *associations* and *meanings*; *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation* and *interpretation*; and will commonly include a combination of more than one of these. Conservation may also include retention of the contribution that *related places* and *related objects* make to the *cultural significance* of a *place*.

Conservation normally seeks to slow deterioration unless the significance of the place dictates otherwise. There may be circumstances where no action is required to achieve conservation.

Article 15. Change

15.1 Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* and its *use* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.

When change is being considered, including for a temporary use, a range of options should be explored to seek the option which minimises any reduction to its cultural significance.

It may be appropriate to change a place where this reflects a change in cultural meanings or practices at the place, but the significance of the place should always be respected.

15.2 Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.

Reversible changes should be considered temporary. Non-reversible change should only be used as a last resort and should not prevent future conservation action.

15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.

15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric*, *uses*, *associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

Article 16. Maintenance

Maintenance is fundamental to *conservation*. Maintenance should be undertaken where *fabric* is of *cultural significance* and its maintenance is necessary to retain that *cultural significance*.

Maintaining a place may be important to the fulfilment of traditional laws and customs in some Indigenous communities and other cultural groups.

Article 17. Preservation

Preservation is appropriate where the existing *fabric* or its condition constitutes evidence of *cultural significance*, or where insufficient evidence is available to allow other *conservation* processes to be carried out.

Preservation protects fabric without obscuring evidence of its construction and use. The process should always be applied:

- where the evidence of the fabric is of such significance that it should not be altered; or
- where insufficient investigation has been carried out to permit policy decisions to be taken in accord with Articles 26 to 28.

New work (e.g. stabilisation) may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 22.

Article 18. Restoration and reconstruction

Restoration and *reconstruction* should reveal culturally significant aspects of the *place*.

Article 19. Restoration

Restoration is appropriate only if there is sufficient evidence of an earlier state of the *fabric*.

Article 20. Reconstruction

20.1 *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the *fabric*. In some cases, reconstruction may also be appropriate as part of a *use* or practice that retains the *cultural significance* of the place.

Places with social or spiritual value may warrant reconstruction, even though very little may remain (e.g. only building footings or tree stumps following fire, flood or storm). The requirement for sufficient evidence to reproduce an earlier state still applies.

20.2 *Reconstruction* should be identifiable on close inspection or through additional *interpretation*.

Article 21. Adaptation

21.1 *Adaptation* is acceptable only where the adaptation has minimal impact on the *cultural significance* of the *place*.

Adaptation may involve additions to the place, the introduction of new services, or a new use, or changes to safeguard the place. Adaptation of a place for a new use is often referred to as 'adaptive re-use' and should be consistent with Article 7.2.

21.2 *Adaptation* should involve minimal change to significant *fabric*, achieved only after considering alternatives.

Article 22. New work

22.1 New work such as additions or other changes to the *place* may be acceptable where it respects and does not distort or obscure the *cultural significance* of the place, or detract from its *interpretation* and appreciation.

New work should respect the significance of a place through consideration of its siting, bulk, form, scale, character, colour, texture and material. Imitation should generally be avoided.

22.2 New work should be readily identifiable as such, but must respect and have minimal impact on the *cultural significance* of the *place*.

New work should be consistent with Articles 3, 5, 8, 15, 21 and 22.1.

Article 23. Retaining or reintroducing use

Retaining, modifying or reintroducing a significant *use* may be appropriate and preferred forms of *conservation*.

These may require changes to significant fabric but they should be minimised. In some cases, continuing a significant use, activity or practice may involve substantial new work.

Article 24. Retaining associations and meanings

24.1 Significant *associations* between people and a *place* should be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented.

For many places associations will be linked to aspects of use, including activities and practices.

Some associations and meanings may not be apparent and will require research.

24.2 Significant *meanings*, including spiritual values, of a *place* should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

Article 25. Interpretation

The *cultural significance* of many *places* is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and engagement, and be culturally appropriate.

In some circumstances any form of interpretation may be culturally inappropriate.

Conservation Practice

Article 26. Applying the Burra Charter Process

26.1 Work on a *place* should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.

The results of studies should be kept up to date, regularly reviewed and revised as necessary.

26.2 Written statements of *cultural significance* and policy for the *place* should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.

Policy should address all relevant issues, e.g. use, interpretation, management and change.

A management plan is a useful document for recording the Burra Charter Process, i.e. the steps in planning for and managing a place of cultural significance (Article 6.1 and flow chart). Such plans are often called conservation management plans and sometimes have other names.

The management plan may deal with other matters related to the management of the place.

26.3 Groups and individuals with *associations* with the *place* as well as those involved in its management should be provided with opportunities to contribute to and participate in identifying and understanding the *cultural significance* of the place. Where appropriate they should also have opportunities to participate in its *conservation* and management.

26.4 Statements of *cultural significance* and policy for the *place* should be periodically reviewed, and actions and their consequences monitored to ensure continuing appropriateness and effectiveness.

Monitor actions taken in case there are also unintended consequences.

Article 27. Managing change

27.1 The impact of proposed changes, including incremental changes, on the *cultural significance* of a *place* should be assessed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes to better retain cultural significance.

27.2 Existing *fabric, use, associations* and *meanings* should be adequately recorded before and after any changes are made to the *place*.

Article 28. Disturbance of fabric

28.1 Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *conservation* of the place, or to obtain important evidence about to be lost or made inaccessible.

28.2 Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

Article 29. Responsibility

The organisations and individuals responsible for management and decisions should be named and specific responsibility taken for each decision.

Article 30. Direction, supervision and implementation

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

Article 31. Keeping a log

New evidence may come to light while implementing policy or a plan for a *place*. Other factors may arise and require new decisions. A log of new evidence and additional decisions should be kept.

New decisions should respect and have minimal impact on the cultural significance of the place.

Article 32. Records

32.1 The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

32.2 Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

Article 33. Removed fabric

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

Article 34. Resources

Adequate resources should be provided for *conservation*.

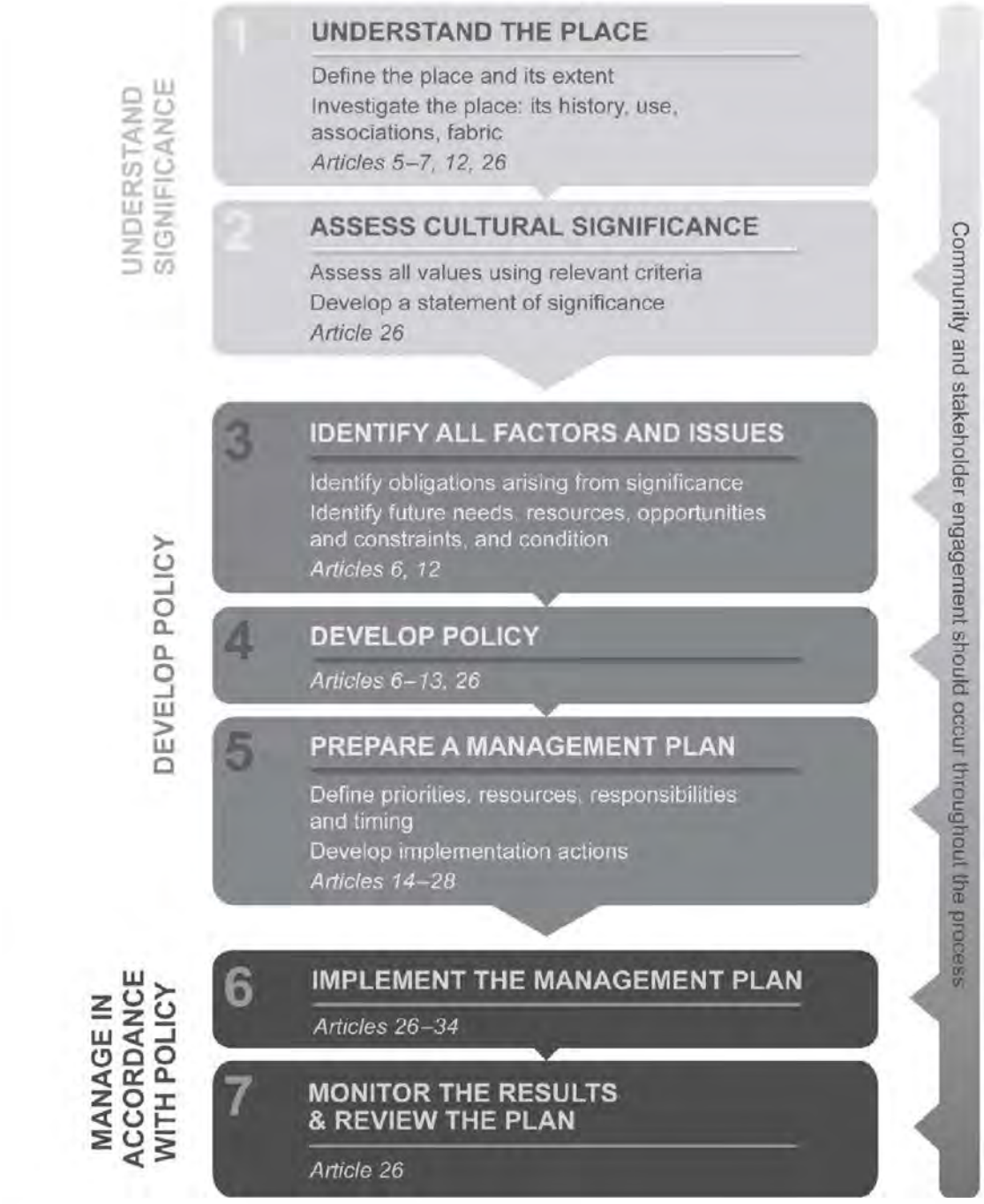
The best conservation often involves the least work and can be inexpensive.

The Burra Charter Process

Steps in planning for and managing a place of cultural significance

The Burra Charter should be read as a whole.

Key articles relevant to each step are shown in the boxes. Article 6 summarises the Burra Charter Process.



10 — Austra ia ICOMOS Incorporated

Machattie lane

Restore historic buildings as per the Main Street Study

Restore historic buildings as per the Main Street Study

G E O R G E S T R E E T

MACHATTIE PARK

COMMERCIAL BUILDINGS FACING GEORGE STREET

Relocate surface car parking below ground elsewhere, for future commercail redevelopment facing into the Square

Plan for shared vehicle and pedestrain access past Elizabeth Chifley Preschool to enable better access to surrounding car parks.

preschool parking

PRESBYTERIAN CHURCH

shared pedestrian access through the Square

Parish Lane

Elizabeth Chifley PRE SCHOOL

George Evans Memorial

CHURCH HALL

Court House Lane

Relocate surface car parking below ground
Design for additonal green space and more open access through the Square

Anglican DEANERY

pedestrian access through the Square

Flinders Lane

Restore historic buildings as per the Main Street Study

K I N G S T R E E T

KINGS PARADE

TELSTRA

Develop a MASTER PLAN for the whole Town Square including landscaping, finishes, lighting and general beautification to enhance pedestrian access and experience

POST OFFICE

pedestrian access through the Square

Reinstate the painted Mount Panorama grid in Russell Street

Carillon

C H U R C H S T R E E T

pedestrian access through the Square

NEW BUILDING
4 floors plus basement car park
(Est. GF Area -370 m2
total 4 floors = 1500 m2 plus carpark)

space for public art

AFMM

Barrack Lane

R U S S E L L S T R E E T

BATHURST COURT HOUSE

space for public art

landscape

ANGLICAN CATHEDRAL

SCOUT HALL

Allow sufficient space around the heritage buildings

AFMM Former Public School
Repair and retain as present use

construct new toilets for public & AFMM.

Restore historic buildings as per the Main Street Study

Court House Lane

CATHEDRAL PARKING

in ground storage for AFMM and car parkings

pedestrian access

NEW BUILDING
4 floors plus basement carpark
(Est. GF 500 m2, total 4 floors = 1500 m2 plus carpark)

Demolish the additions to the former TAFE

Setback the new building from the TAFE

HEADMASTERS RESIDENCE
Repair, reconstruct 2nd floor
re-use for a compatible or public use.

Martin Lapin Lane

WALSHAW HALL

CHURCH BAR Restaurant

Disabled access ramp

OPEN LANE THROUGH TO CHURCH STREET & GEORGE STREET

Reduce the TAFE building to the 1898 footprint, retaining the most significant fabric

NEW Building
entrance lobby or amenities
2 floors
Est. 60 m2 GF

space for public art

Combining green space and shopping, alfresco dining, events, markets and other open area ideas, children's play, water & landscaping and good lighting.

RIBBON GANG LANE

Relocate surface car parking below ground elsewhere, for future commercail redevelopment facing into the Square

Reopen the access through

TAFE BUILDING

outdoor dining

NEW building
retail / cafes 2 floors
Est 150 m2.GF

G & T BUILDING

COMMERCIAL BUILDINGS FACING WILLIAM STREET

BATHURST COUNCIL

Boer War Memorial

TAFE Building Repair and restore retained fabric, allow a compatible use that is education and performance based.

W I L L I A M S T R E E T

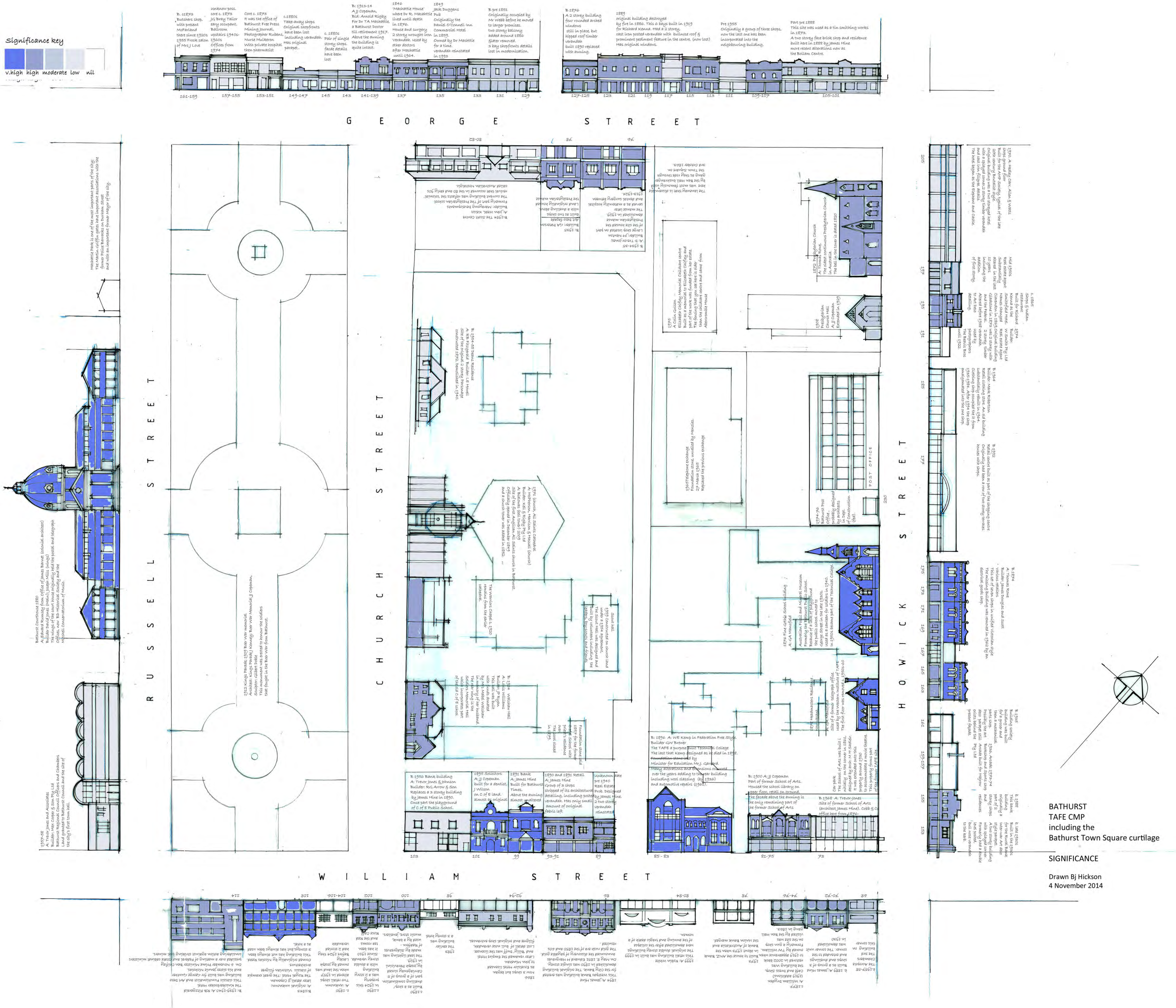
Restore historic buildings as per the Main Street Study

Pedrottas Lane

BATHURST
TAFE CMP
including the
Bathurst Town Square curtilage

RECOMMENDATIONS

Drawn Bj Hickson
26 November 2014



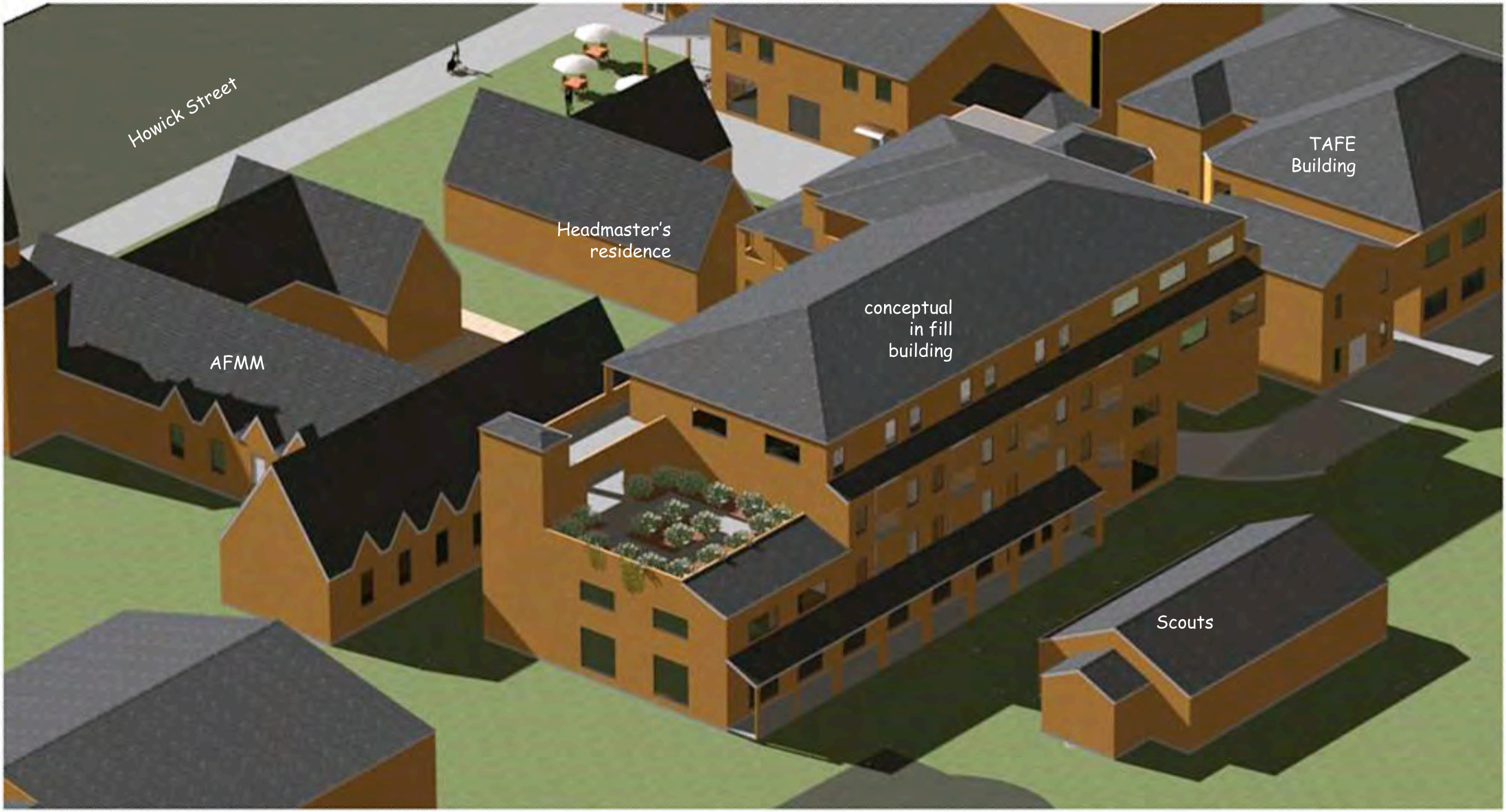
BATHURST
TAFE CMP
including the
Bathurst Town Square curtilage

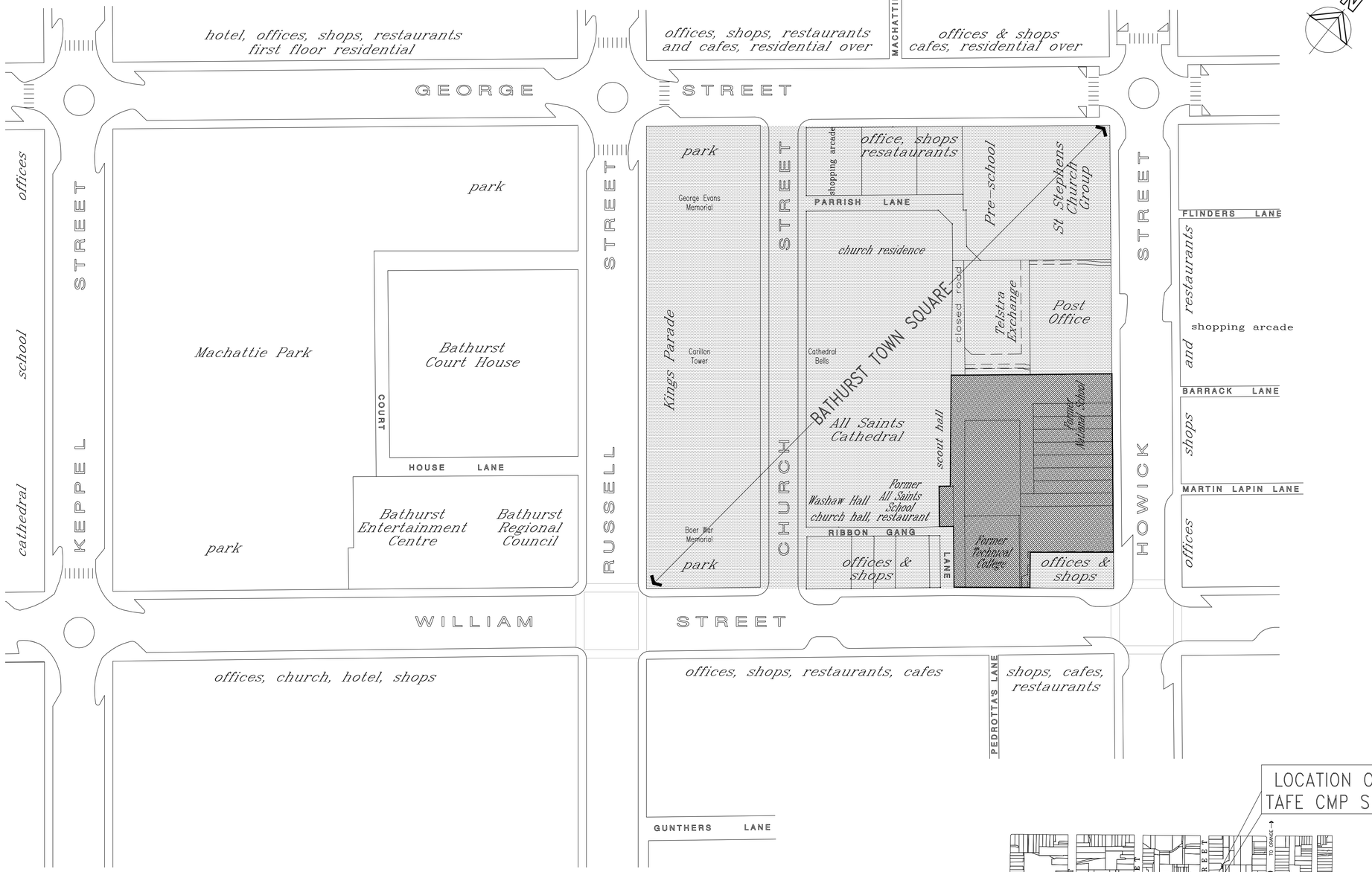
SIGNIFICANCE

Drawn Bj Hickson
4 November 2014


Conceptual
in fill building
Headmaster's
House
A F M M
Museum
HOWICK STREET


conceptual
in fill
building
conceptual
in fill
building
AFMM
museum
Howick Street


Howick Street
Headmaster's residence
TAFE Building
conceptual in fill building
AFMM
Scouts



LOCATION PLAN

NOT TO SCALE

SCALE

100 0 100 200 300 400 500M

1:1000 at A1 size approximately

LEGEND

TAFE site

Bathurst Town Square

LOCALITY PLAN

Part of the City of Bathurst
in Local Government Area Bathurst Regional Council

NOT TO SCALE

NOTES

Refer to CMP Part 1.09

Usage of buildings has been determined by visual methods only and is subject to confirmation.

The site is identified in Bathurst Regional Council's LEP as located on the Bathurst Town Square (including the Technical College Group)

ISSUE No.	REVISION No.	REVISION	DESCRIPTION	APPROVAL DATE
A			Original Issue	16.12.14

CLIENT

BATHURST REGIONAL COUNCIL

SURVEYOR

TABLELANDS & BUTTSWORTH SURVEYORS

LAND DEVELOPMENT CONSULTANTS, SURVEYORS, TOWN PLANNERS & ENVIRONMENTAL

71 Bentinck Street, BATHURST NSW
P.O. Box 1495, Bathurst NSW 2795
Phone: (02) 6331 4918 Fax: (02) 6331 4921
Email: enquiries@mysurveyor.com.au ACN: 054 217 784

PRESENTATION

WHITE, MCLACHLAN & HICKSON

PROJECT

TAFE CMP
The Former TAFE building
Conservation Management Plan
William Street, Bathurst. NSW 2795

DRAWING

LOCATION & LOCALITY PLANS

SITE NORTH

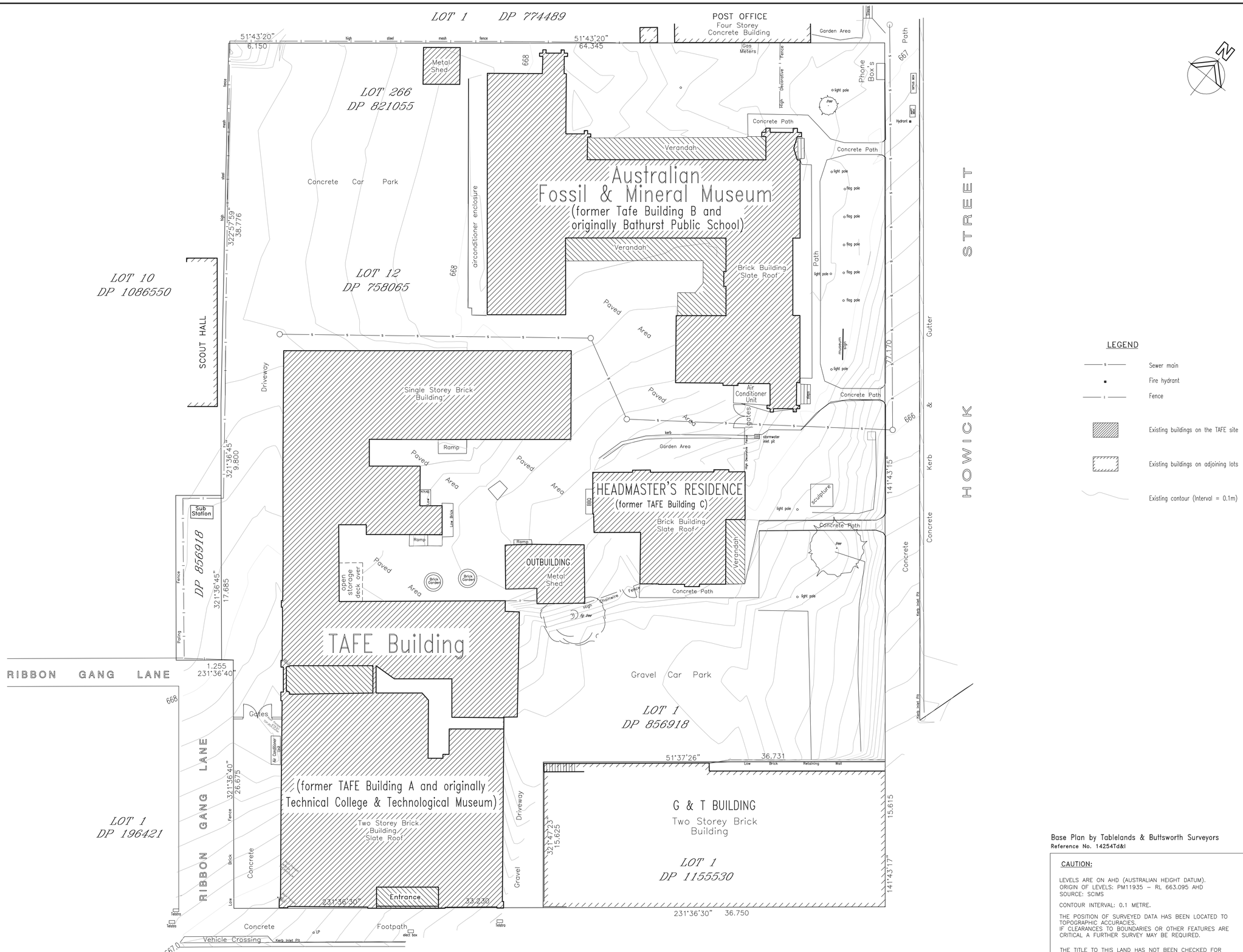
SCALE not to scale

DATE Dec 2014

DRAWING No. 2014/A01

DRAWN R. W.

ISSUE A



SITE PLAN EXISTING RECORD

SCALE 1:200

LEGEND

- Sewer main
- Fire hydrant
- Fence
- Existing buildings on the TAFE site
- Existing buildings on adjoining lots
- Existing contour (Interval = 0.1m)

SCALE

2000mm 0 2 4 6 8 10m

1:200 at A1 size

Base Plan by Tablelands & Buttsworth Surveyors
Reference No. 14254Td&l

CAUTION:

LEVELS ARE ON AHD (AUSTRALIAN HEIGHT DATUM).
ORIGIN OF LEVELS: PM11935 – RL 663.095 AHD
SOURCE: SCIMS

CONTOUR INTERVAL: 0.1 METRE.

THE POSITION OF SURVEYED DATA HAS BEEN LOCATED TO TOPOGRAPHIC ACCURACIES.
IF CLEARANCES TO BOUNDARIES OR OTHER FEATURES ARE CRITICAL A FURTHER SURVEY MAY BE REQUIRED.

THE TITLE TO THIS LAND HAS NOT BEEN CHECKED FOR EASEMENTS, RESTRICTIVE COVENANTS OR RESTRICTIONS AS TO USER.

ALL UNDERGROUND SERVICES ARE SHOWN AS APPROXIMATE ONLY AND HAVE BEEN PRODUCED FROM AVAILABLE SERVICE PLANS AND BY FIELD SURVEY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON SITE THE RELEVANT AUTHORITIES SHOULD BE CONTACTED FOR LOCATION OF POSSIBLE FURTHER SERVICES AND THEIR DETAILS. POT–HOLING IS ESSENTIAL FOR PRECISE UNDERGROUND SERVICE LOCATION.

NOTES

This drawing is not to be used for contruction.

Refer to drawing surveyor's drawing 14254Td&l Sheet 1 for more detail.

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PRESENTATION

WHITE, MCLACHLAN & HICKSON

PROJECT

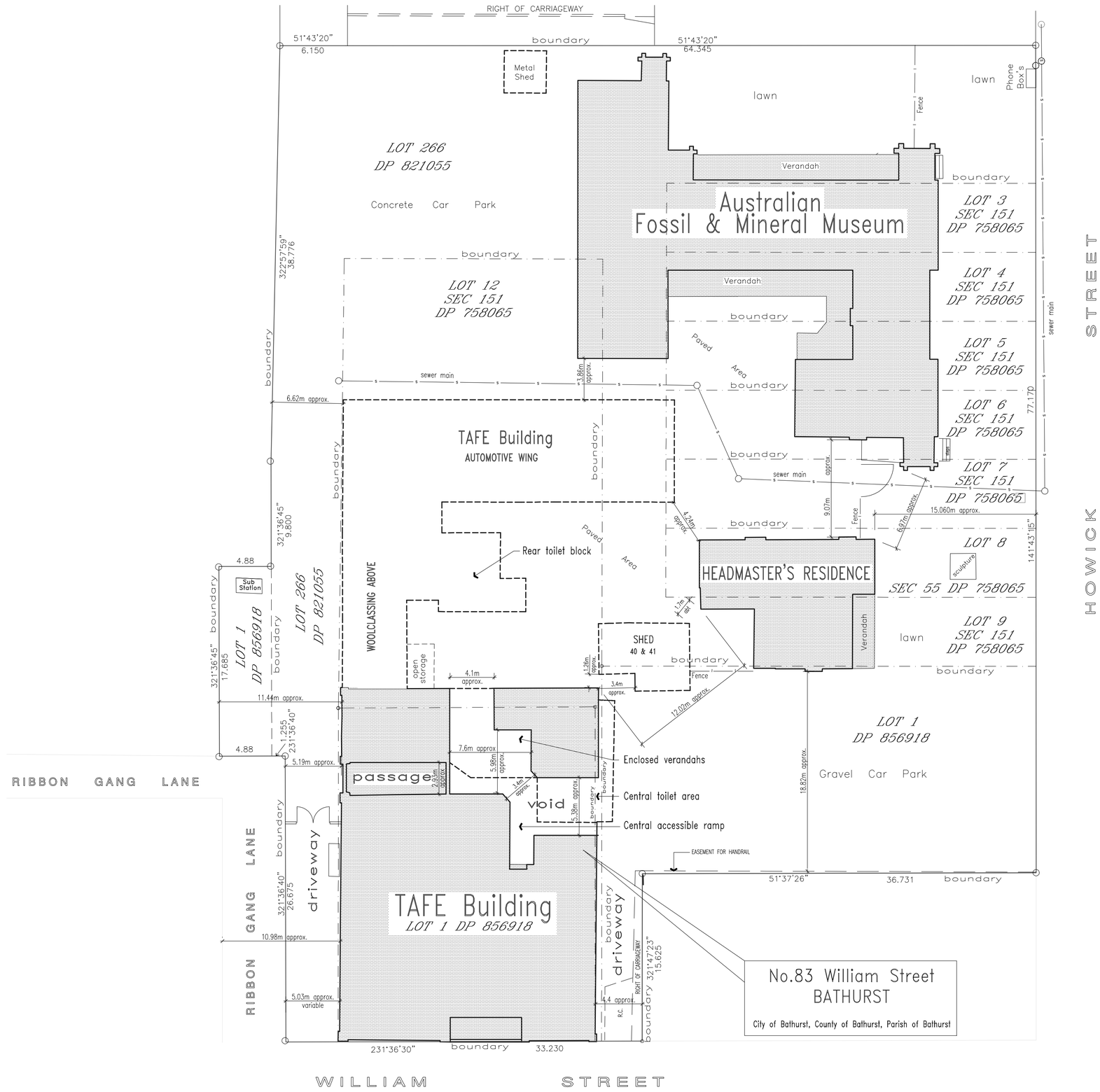
TAFE CMP
The Former TAFE building
Conservation Management Plan
William Street, Bathurst. NSW 2795

DRAWING

SITE PLAN
EXISTING RECORD

SITE NORTH

SCALE as shown
DATE Dec 2014
DRAWING No. 2014/A02
DRAWN R. W.
ISSUE A



PROPERTY INFORMATION PLAN

SCALE 1:200

N

LEGEND

- Boundary subject to lot consolidation (confirm by survey)
- Boundary of TAFE site (confirm by survey)
- Buildings on the TAFE site of high to very high significance to be retained
- Buildings on the TAFE site of moderate, low or no significance which may be built over, removed or demolished
- Sewer main

NOTES

This drawing is not to be used for contruction. All dimensions are approximate only and must be verified by survey.

Refer to CMP Part 3 para 3.17 and Part 7.01.

The site comprises the following property:

LOT 1 DP 856918

LOTS 3,4,5,6,7,8,9, & 12 SEC 151 DP 758065

LOT 266 DP 821055

The site is identified in Bathurst Regional Council's LEP as part of the Bathurst Town Square (including the Technical College Group)

Base Plan by Tablelands & Buttsworth Surveyors
Reference No. 14254Td&l Oct. 2014

SCALE
2000mm 0 2 4 6 8 10m
1:200 at A1 size

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A			Original Issue	16.12.14

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BATHURST REGIONAL COUNCIL

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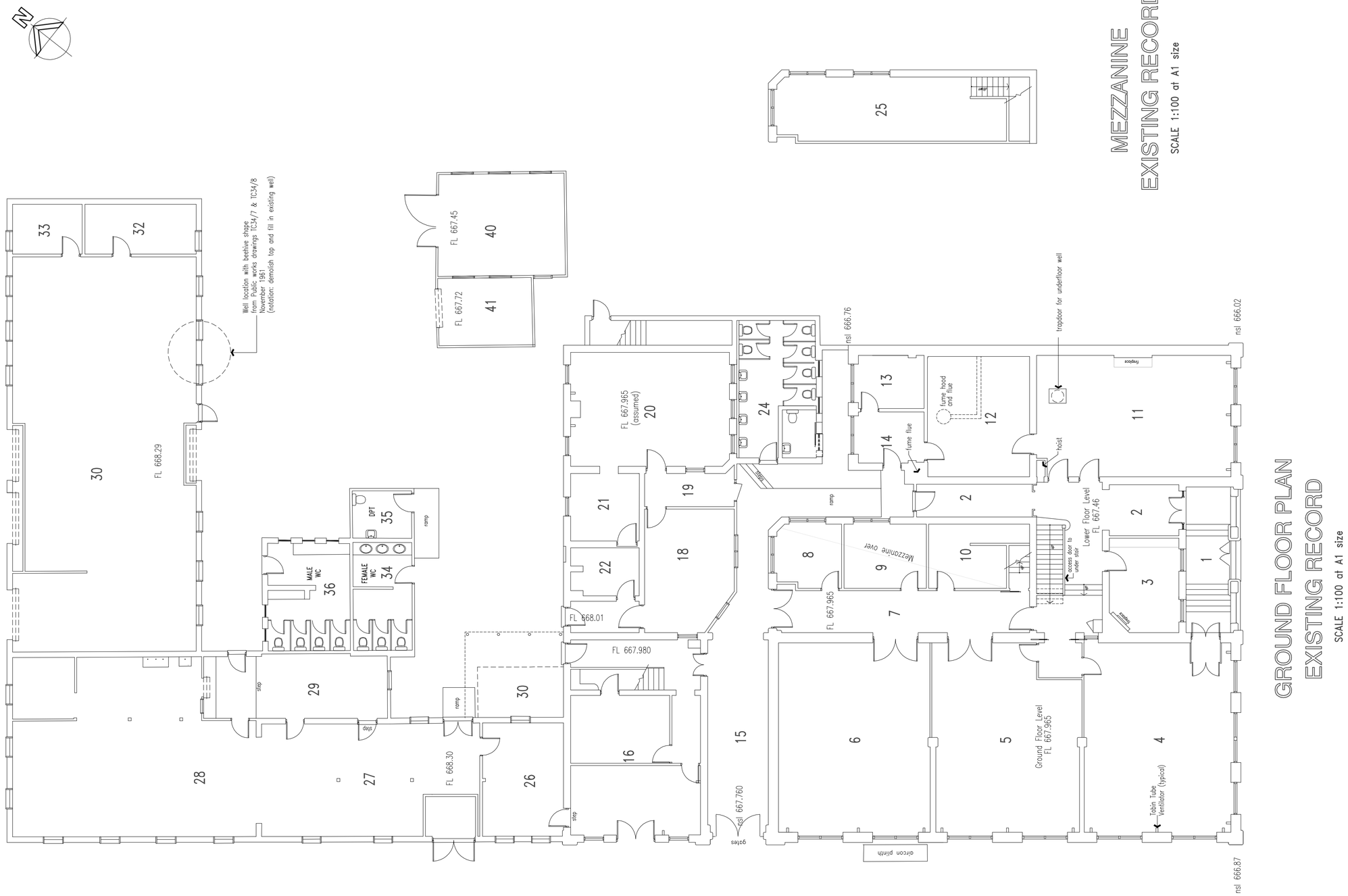
PRESENTATION
WHITE, MCLACHLAN & HICKSON

PROJECT
TAFE CMP
The Former TAFE building
Conservation Management Plan
William Street, Bathurst. NSW 2795

DRAWING
PROPERTY INFORMATION PLAN

SITE NORTH

SCALE	1:200 at A1 size		
DATE	Dec 2014		
DRAWING No.	2014/A03	DRAWN R. W.	ISSUE A



NOTES

This drawing is not to be used for construction.
All measurements must be verified by survey.

Refer to the following CMP parts :

Part 3.08 Summary of Physical Description
Part 3.17 Significance Plan : Ground Floor Plan
Part 3.18 Schedules of Existing Fabric Ground Floor

ISSUE No.	REVISION No.	REVISION	DESCRIPTION	APPROVAL DATE
A			Original Issue	16.12.14

CLIENT

BATHURST REGIONAL COUNCIL

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PRESENTATION

WHITE, MCLACHLAN & HICKSON

PROJECT

TAFE CMP
The Former TAFE building
Conservation Management Plan
William Street, Bathurst. NSW 2795

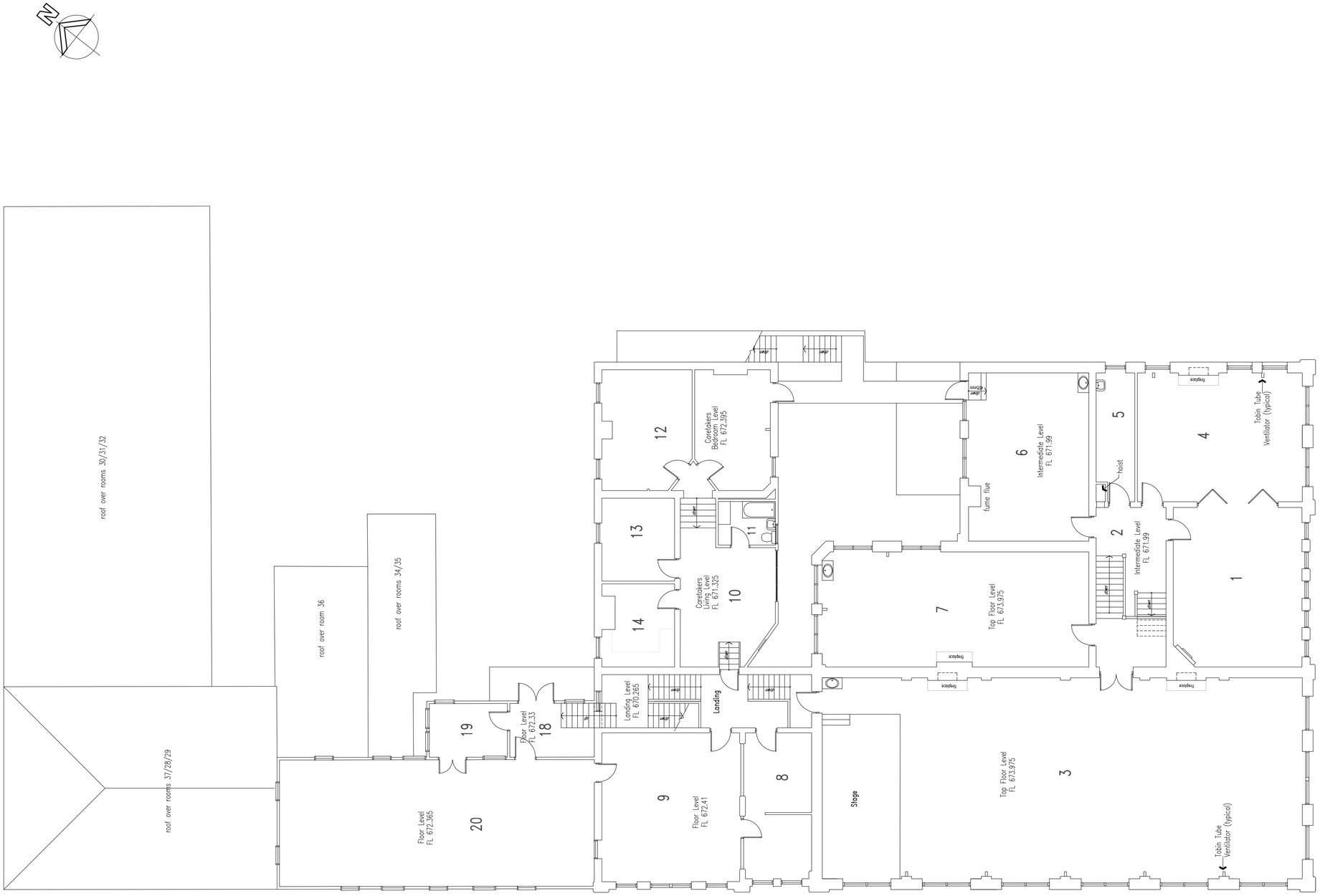
DRAWING

TAFE COLLEGE BUILDING (FORMER) GROUND FLOOR PLAN EXISTING RECORD

SCALE 1000 0 1 2 3 4 5
1:100 at A1 size

SITE NORTH

SCALE 1:100 at A1 size
DATE Dec 2014
DRAWING No. 2014/A04
DRAWN R. W.
ISSUE A



FIRST FLOOR PLAN EXISTING RECORD

SCALE 1:200

NOTES

This drawing is not to be used for construction.
All measurements must be verified by survey.

Refer to the following CMP parts :

Part 3.08 Summary of Physical Description
Part 3.19 Significance Plan : First Floor Plan
Part 3.20 Schedules of Existing Fabric First Floor

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A			Original Issue	16.12.14

CLIENT

BATHURST REGIONAL COUNCIL

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PRESENTATION

WHITE, MCLACHLAN & HICKSON

PROJECT

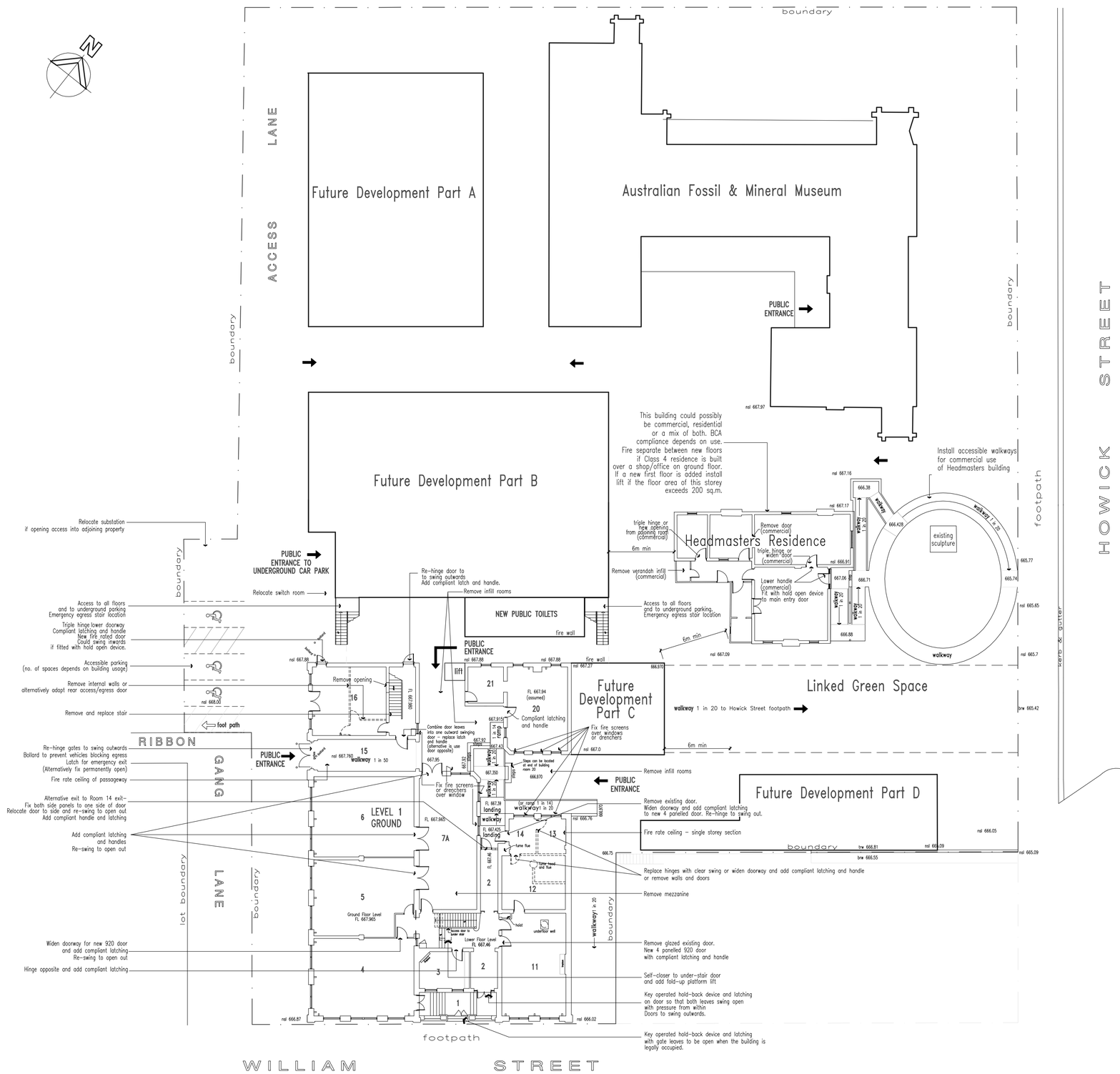
TAFE CMP
The Former TAFE building
Conservation Management Plan
William Street, Bathurst. NSW 2795

DRAWING

TAFE COLLEGE BUILDING (FORMER)
FIRST FLOOR PLAN
EXISTING RECORD

SITE NORTH

SCALE 1:100 at A1 size
DATE Dec 2014
DRAWING No. 2014/A05
DRAWN R. W.
ISSUE A



GROUND FLOOR PLAN STUDY A

SCALE 1:200 at A1 size

Note that Study A solutions are subject to current Building Code of Australia review and are not the only solutions available. All assessments and future studies must refer to the CMP for recommendations regarding site management, future development and significant fabric.

SCALE
2000 0 2 4 6 8 10
1:200 at A1 size

NOTES

General

This drawing is not to be used for construction.

All measurements and levels are approximate and must be verified by survey.

Notes are indicative preliminary information only and are not a comprehensive BCA assessment which must be undertaken in conjunction with expert advice to determine compliance issues.

All information shown on this drawing must be reviewed when the classification of buildings is determined according to use and compliance must be in accordance with the Building Building Code of Australia.
Signage, hearing augmentation (required in auditorium) tactile indicators, sanitary facilities, and minor items such as floor coverings have not been addressed in this study.
Uneven paving and trip hazards need to be rectified.

The title of the land has not been checked for easements, restrictive covenants or restrictions as to user.

Crtitical boundary and building offsets must be established by survey. Measurements on this plan are approximate only.

Refer to the following CMP parts :
Part 7 Management and Future Development
Part 9 BCA Compliance

ISSUE No.	REVISION No.	REVISION	DESCRIPTION	APPROVAL DATE
A			Original Issue	16.12.14

CLIENT

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PRESENTATION

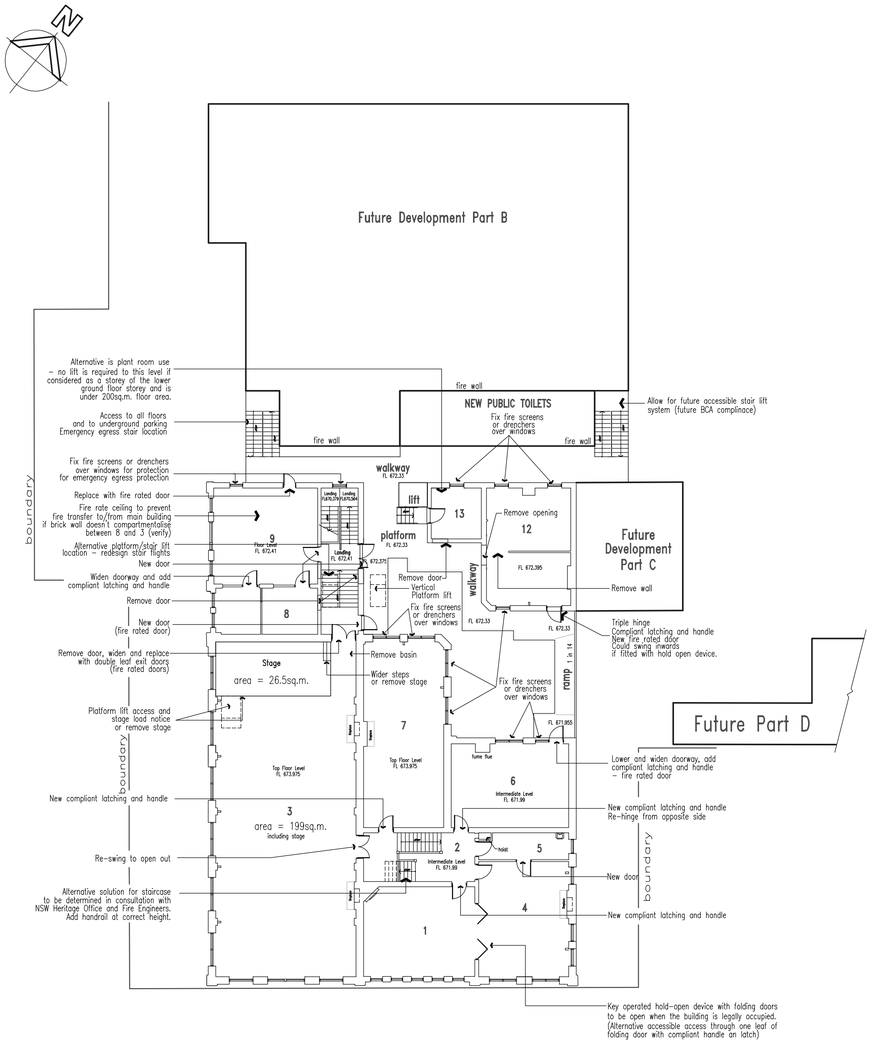
WHITE, MCLACHLAN & HICKSON

PROJECT
TAFE CMP
The Former TAFE building
Conservation Management Plan
William Street, Bathurst. NSW 2795

DRAWING
TAFE COLLEGE BUILDING (FORMER)
INDICATIVE SKETCH – FUTURE DEVELOPMENT
GROUND FLOOR PLAN STUDY A

SITE NORTH

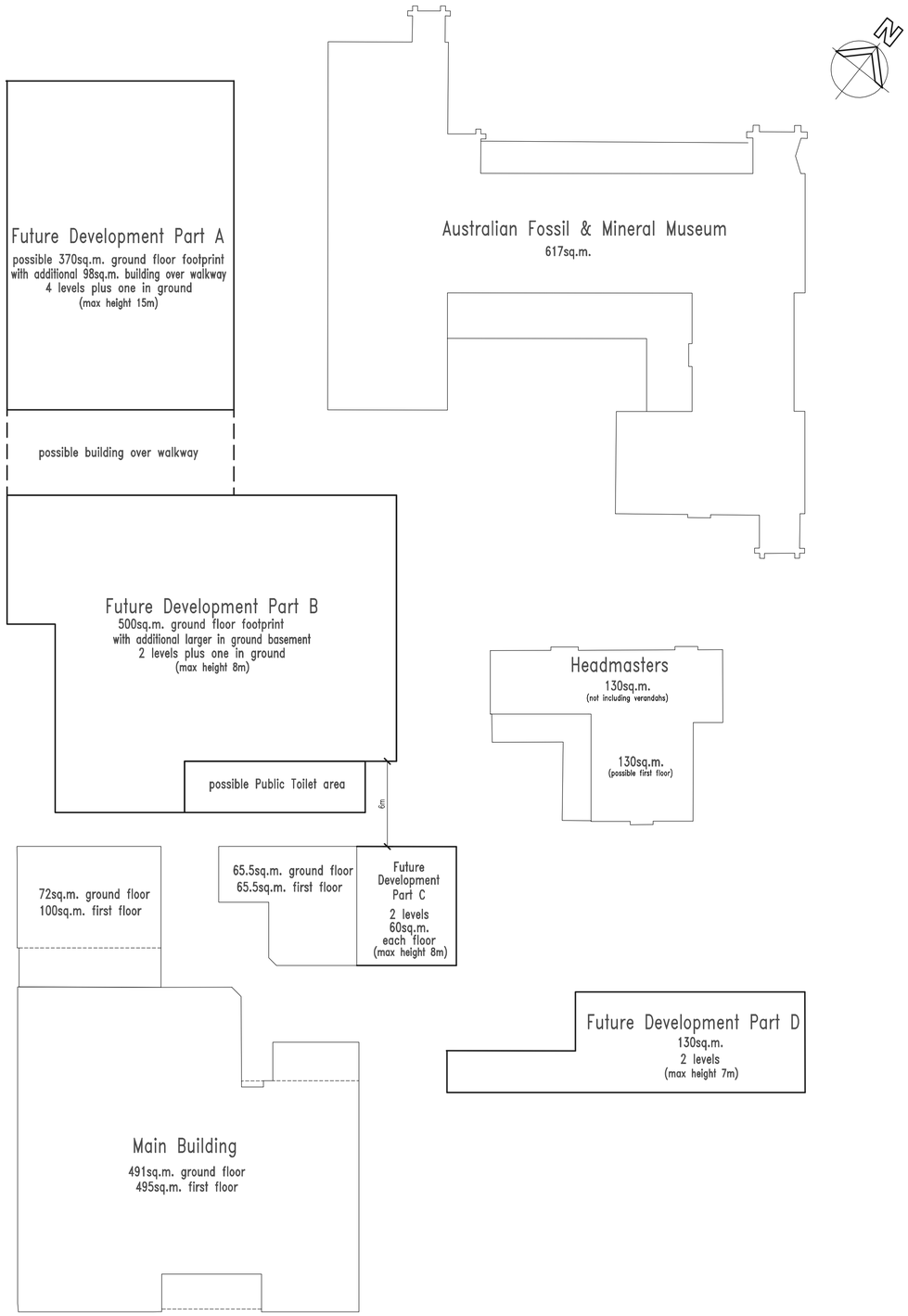
SCALE	1:100 at A1 size		
DATE	Dec 2014		
DRAWING No.	2014/A06	DRAWN R. W.	ISSUE A



FIRST FLOOR PLAN
STUDY A

SCALE 1:200 at A1 size

Note that Study A solutions are subject to current Building Code of Australia review and are not the only solutions available. All assessments and future studies must refer to the CMP for recommendations regarding site management, future development and significant fabric.



AREAS
STUDY A

SCALE 1:200 at A1 size

Note that areas are approximate.

SCALE
1000 0 1 2 3 4 5
1:100 at A1 size

NOTES

General

This drawing is not to be used for construction.

All measurements and levels are approximate and must be verified by survey.

Notes are indicative preliminary information only and are not a comprehensive BCA assessment which must be undertaken in conjunction with expert advice to determine compliance issues.

All information shown on this drawing must be reviewed when the classification of buildings is determined according to use and compliance must be in accordance with the Building Building Code of Australia.

Upgrade emergency lighting and exit signage throughout.

Signage, hearing augmentation (required in auditorium) tactile indicators and sanitary facilities have not been addressed in this study.

The title of the land has not been checked for easements, restrictive covenants or restrictions as to user.

Crtitical boundary and building offsets must be established by survey. Measurements on this plan are approximate only.

Refer to the following CMP parts :

Part 7 Management and Future Development

Part 9 BCA Compliance

ISSUE No.	REVISION No.	REVISION	DESCRIPTION	APPROVAL DATE
A			Original Issue	16.12.14

CLIENT

BATHURST REGIONAL COUNCIL

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Email: enquiries@mysurveyor.com.au ACN: 054 217 784

PRESENTATION

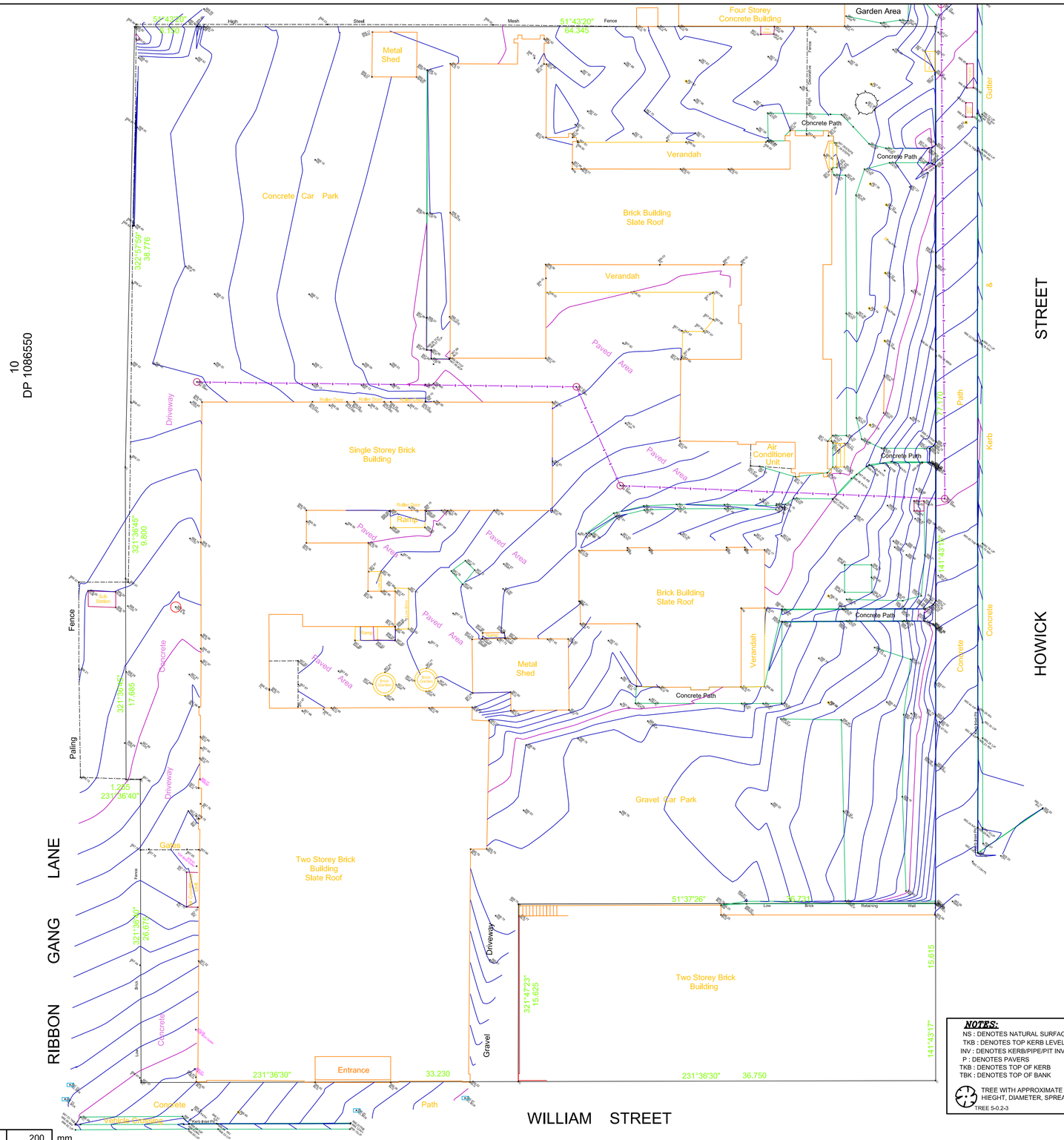
WHITE, MCLACHLAN & HICKSON

PROJECT
TAFE CMP
The Former TAFE building
Conservation Management Plan
William Street, Bathurst. NSW 2795

DRAWING
TAFE COLLEGE BUILDING (FORMER)
INDICATIVE SKETCH – FUTURE DEVELOPMENT
FIRST FLOOR PLAN STUDY A & AREAS

SITE NORTH

SCALE	1:100 at A1 size		
DATE	Dec 2014		
DRAWING No. 2014/A07		DRAWN R. W.	ISSUE A



10
DP 1086550

STREET

HOWICK

LANE

GANG

RIBBON

WILLIAM STREET

MGA

20	40	60	80	100	120	140	160	180	200	mm

NOTES:

NS : DENOTES NATURAL SURFACE
TKB : DENOTES TOP KERB LEVEL
INV : DENOTES KERB/PIPE/PIT INVERT LEVEL
P : DENOTES PAVERS
TKB : DENOTES TOP OF KERB
TBK : DENOTES TOP OF BANK

TREE WITH APPROXIMATE TRUNK
HIEGHT, DIAMETER, SPREAD
TREE 5-0.2-3

CAUTION:

LEVELS ARE ON AHD (AUSTRALIAN HEIGHT DATUM).
ORIGIN OF LEVELS: PM11935 - RL 663.095 AHD
SOURCE: SCIMS

CONTOUR INTERVAL: 0.1 METRE.

THE POSITION OF SURVEYED DATA HAS BEEN LOCATED TO TOPOGRAPHIC ACCURACIES.
IF CLEARANCES TO BOUNDARIES OR OTHER FEATURES ARE CRITICAL A FURTHER SURVEY MAY BE REQUIRED.

THE TITLE TO THIS LAND HAS NOT BEEN CHECKED FOR EASEMENTS, RESTRICTIVE COVENANTS OR RESTRICTIONS AS TO USER.

ALL UNDERGROUND SERVICES ARE SHOWN AS APPROXIMATE ONLY AND HAVE BEEN PRODUCED FROM AVAILABLE SERVICE PLANS AND BY FEILD SURVEY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON SITE THE RELEVANT AUTHORITIES SHOULD BE CONTACTED FOR LOCATION OF POSSIBLE FURTHER SERVICES AND THEIR DETAILS. POT-HOLING IS ESSENTIAL FOR PRECISE UNDERGROUND SERVICE LOCATION.

DIAL 1100 BEFORE YOU DIG

TABLELANDS AND BUTTSWORTH SURVEYORS ACCEPT NO RESPONSIBILITY FOR ANY LOSS OR DAMAGE ARISING FROM THE USE (OTHER THAN FOR ITS ORIGINAL PURPOSE) OF THIS PLAN BY ANY OTHER PERSONS, COMPANIES OR ORGANIZATIONS OTHER THAN OUR CLIENT MENTIONED BELOW.

Ammendments:
No. Date:

Client:
ROBYN WHITE

TABLELANDS & BUTTSWORTH SURVEYORS
LAND DEVELOPMENT CONSULTANTS, SURVEYORS, TOWN PLANNERS & ENVIRONMENTAL

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BATHURST TAFE BUILDING
WILLIAM STREET, BATHURST

PLAN OF:
DETAIL & LEVELS OVER LOTS 3 -12 Section 151 DP758065, 1 DP856918 AND 266 DP821055
WILLIAM AND HOWICK STREET, BATHURST
LGA BATHURST REGIONAL

REDUCTION RATIO: 1:200 @ A1		
SURVEY	MB	DATE: 23 OCTOBER 2014
DRAWN	MB	
REF No.	14254Td&l	

Sheet 1 of 1 Sheet