

Bathurst Regional Local Government Area

Heritage and Business Development:

The Bathurst Regional Local Government Area has a rich heritage which is defined by its natural and built environment. The City Centre of Bathurst has been carved out through nearly two centuries of development which has retained the original 1800's form, structure and landscape. These qualities provide both a unique visual experience and an excellent opportunity for the development of local businesses.

Bathurst Regional Council is keen to encourage business development which involves the considered retention of these heritage buildings and which respectfully integrates them with any new development and future business plan.

The following are some simple do's and don'ts in relation to the use of heritage buildings and the redevelopment of properties with associated heritage buildings.

At the earliest opportunity come in and talk to Council.

Initial advice prior to any major decisions will be beneficial in the long run.

When is consent required from Council?

As all heritage buildings in the Bathurst Central Business District are located within a heritage conservation area or are identified heritage items under the Bathurst Regional (Interim) Local Environmental Plan 2005, development consent is required from Council for all "works", other than maintenance works and works which are exempt development under the Bathurst Regional Interim Development Control Plan 2011.

"Works" include:

- Erection of advertising signage.
- Alterations and additions (internally and externally).
- Change of use to a different use (particularly change of use to a food shop).
- Painting and or rendering when not originally present.

- Demolition.
- New building works.

In order to be sure about whether consent is required or not, you should contact Council to discuss your options.

Consider a heritage building to be an opportunity and not a burden.

A well looked after heritage building can be both a visual statement and a marketing boost.

Bathurst Regional Council Heritage Advisory Service:

Council operates a fortnightly free heritage advisory service provided by a qualified and experienced Heritage Architect. Site meetings can be undertaken where advice in relation to repair, restoration, alterations and additions and or adaptive reuse proposals can be provided.

Property care and maintenance:

External finishes and signage:

- Limit the amount of signage installed on a single building and as far as possible match the style of any signage to the style of the building.
- External painting of a building within the Bathurst Heritage Conservation Area requires development consent from Council. Painting should be confined to areas previously painted and as far as possible, follow traditional painting schemes.
- The use of corporate colours should be limited where possible and are best suited as a "trim" colour to a building colour scheme and advertising signage.

Cleaning and restoring a building:

Avoid harsh methods such as sandblasting and soda blasting. If necessary use a soft treatment for the removal of paint or other treatments.

Salt Attack and Rising Damp:

Salt attack and rising damp is a growing problem for a number of heritage buildings within the Bathurst Region. The following are basic steps you can take to minimise the impact on your building:

- › Ensure adequate ventilation in subfloor areas and around the external walls by retaining existing floorboards and avoid replacing existing floors with concrete and concrete up to the base of external walls.
- › Keep the base of external walls (including ventilators) clear from gardens beds or other obstructions.
- › Inspect the adequacy of existing damp course membranes. If not installed, ensure salt has been removed from the wall prior to installing.
- › Salt can be drawn from the wall through the use of a sacrificial render. This should be applied on a regular basis to minimise salt levels.
- › Older buildings are designed to breath, avoiding rendering walls or replacing existing render with concrete based products as well as avoid painting walls with acrylic based paints.

More Information:

- › Heritage Conservation Advice:
Contact Bathurst Regional Councils Environmental, Planning & Building Services Department on (02) 6333 6211.
- › Historical Research:
Bathurst District Historical Society (02) 6332 4755

www.bathurstregion.com.au/building-bathurst/