



Tenterfield Shire Council PLANNING PROPOSAL 2021-01 Heritage Amendment



Declaration

Document name: Planning Proposal 2021-01 Tenterfield Shire Heritage Amendment

Document Author: Tamai Davidson.

Occupation of document author: Manager Planning and Development Services
Tenterfield Shire Council.

Qualifications of document author: Bachelor Urban & Regional Planning, UNE

Declaration: I, Tamai Davidson declare that this Planning Proposal constitutes a planning proposal for the purposes of section 3.33 of the Environmental Planning and Assessment Act 1979 (the Act) and further declare that the document complies with the relevant provisions of the Environmental Planning and Assessment Act 1979 and the Department of Planning and Environment's *A guide to preparing planning proposals* (August 2016).

Date: 27 April 2021

Contact Details

Tamai Davidson
Manager Planning & Development Services
Tenterfield Shire Council
PO Box 214
TENTERFIELD NSW 2372
Email: council@tenterfield.nsw.gov.au
PH: 02 67 366002

Document History and Version Control				
Version	Prepare d by	Reviewed by	Date	Brief Description
1.0	T. Davidson	D. Wray	24 February 2021	Draft Planning Proposal adopted by Council on 24 February 2021. Submitted for Gateway assessment on 18 March 2021.
1.1	T. Davidson	D. Wray	27 April 2021	Updated with Item Numbers, and additional information as requested by letter from DPIE for Gateway determination. April 2021
1.2	T. Davidson	D. Wray	15 June 2021	Minor updates to property description and creation of two separate items for Pin Oak Avenues as per Gateway Determination dated 7 June 2021 Updated timeline.

Planning Proposal 2021-01

This is a Planning Proposal prepared under section 3.33, Division 3.4 of the *Environmental Planning and Assessment Act 1979*, in relation to a proposed amendment to *Tenterfield Local Environmental Plan 2013*. It will be assessed by Tenterfield Shire Council, the NSW Department of Planning and Environment, and used for public participation on the proposed LEP amendment.

Council considered the Draft Planning Proposal on 24 February 2021 and resolved as follows

19/21 **Resolved** that Council endorses the Planning Proposal contained in Attachment 10 (Attachment Booklet 3) and forwards it to the Department of Planning & Environment, requesting a Gateway Determination under the provisions of Section 3.33 of Division 3.4 of the *Environmental Planning & Assessment Act, 1979*.

(Michael Petrie/Tom Peters)

Motion Carried Unanimously

Recording of the Vote (Planning Issue)

- Voting for the Motion: Mayor Petty, Deputy Mayor Sauer, Councillors M Petrie, B Rogan, B Murray, G Verri, B Petrie, D Forbes, J Macnish, T Peters

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Background

Proposal	To amend <i>Tenterfield Local Environmental Plan 2013</i> by placing additional items of environmental heritage in Schedule 5 of <i>Tenterfield LEP 2013</i> .
Property Details	The Planning Proposal applies to specific land within the Tenterfield Local Government Area zoned RU5 Village and RU1 Primary Production as follows:
Applicant	Tenterfield Shire Council.
Land owners	Various Private Owners, Road Reserves and Crown Land
Brief history	Planning Proposal 2021-01 has been prepared to make an amendment to Tenterfield LEP 2013 by adding items to Schedule 5 of the LEP. The Planning Proposal includes items that owners have requested to be placed on Schedule 5, along with publicly owned items considered to be of significance to the community. Items have been assessed as meeting the criteria for listing as detailed in the attached Heritage Inventory Forms.

Part 1 – Objectives or Intended Outcomes

The objective of this planning proposal is to amend Tenterfield LEP 2013 by the addition of 8 items in Schedule 5 Environmental Heritage.

Table 1
Proposed Additional Items to be inserted in Schedule 5.

	Locality	Name of Item	Address	Property Description	Significance	Proposed Item Number
1	Liston	St John the Baptist Church including original movable fittings and lights	5119 Mount Lindesay Road, Liston	Lot 7, Section 13, DP 758616	Local	I139
2	Mole River	'Trenayr' Farm Building Complex & Tobacco Barns	2021 Mole River Road, Mole River	Part of Lot 10, DP 751508 & Part of Lot 70, DP 705186	Local	I140
3	Tenterfield	Pin Oak Trees, Town Entry: Clarence Street	Clarence Street/ Bruxner Highway	Road Reserve of Clarence Street	Local	I141
4	Tenterfield	Pin Oak Trees, Town Entry Cowper Street	Cowper Street	Road Reserve of Cowper Streets	Local	I142
5	Tenterfield	House 'Tallula'	92 Duncan Street	Lot 8 DP 711846	Local	I143
6	Torrington	All Saints Church Torrington including Bell, Interior Fabric and moveable items	2735 Torrington Road	Lot 328 DP 751488	Local	I144
7	Willsons Downfall	Cemetery	Off Mount Lindesay Road, Willsons Downfall	Lots 7008 & 7009 DP 1055391 Lot 1 DP 1161580 Lot 1 DP 668360 Lot 7003 DP 1032092	Local	I145
8	Timbarra	Survey Tree	Cnr Timbarra Road & Tablelands Road	Road Reserve adjacent to Lot 47 DP 751496	Local	I146

(Note- Table was updated on 15 June 2021 in accordance with the Gateway Determination to update some property descriptions create two separate items for the Pin Oak Avenues.)

Part 2 – Explanations of Provisions

The proposed outcome will be achieved by:

- Amending the Tenterfield LEP 2013 by adding items to Schedule 5 and making amendments to the Heritage LEP Map.

Part 3 – Justification

Section A – Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

The Planning Proposal is consistent with the objectives of Tenterfield Heritage Strategy 2018-2021 to “*Identify heritage items in the Tenterfield Shire area and list them in the Local Environmental Plan,*” and with the Tenterfield Local Strategic Planning Statement Planning Priorities which seek to protect cultural and historic heritage.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Amending the Tenterfield Local Environmental Plan 2013 is the only way to achieve the objectives of the planning proposal.

Section B – Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

The Planning Proposal is supported by *Direction 24: Protect the region’s historic heritage assets* in the New England North West Strategic Regional Action Plan 2012.

4. Is the planning proposal consistent with the local council’s community plan or other local strategic plan?

The Planning Proposal is consistent with Council’s adopted Community Strategic Plan (2017-2027) which sets out under Goal Env’t 9 “Land use planning provisions support and promote sustainable land use and management in the Shire.”

The Planning Proposal is also consistent with Tenterfield Shire Council’s Local Strategic Planning Statement (LSPS) adopted by Council on 26 August 2020 (Resolution 160/20). This document is designed to shape land use planning priorities and community needs across the Shire

“Quality Nature, Quality Heritage and Quality Lifestyle” combine in the Tenterfield Local Government Area and provide us with a unique sense of local identity forming a strong foundation for our community to continue to prosper into the future.

Tourism is identified as an important economic activity for the shire and cultural and historic heritage are a key component of the attractions of the area.

'Opportunity abounds for visitors to escape to the country and immerse themselves in the nature, heritage and culture of the area.

The proposal is consistent with Planning Priorities 2,3,4,6 and 7 of the LSPS

Relevant Planning Priorities	
Our Economy	
Planning Priority 2	Nature-based adventure and cultural tourism
Thriving Localities	
Planning Priority 3	Diverse housing and unique character villages
Planning Priority 4	Enhanced business and lifestyle opportunities
Connection to Place	
Planning Priority 6	Strong connection to country and our heritage
Sustaining our Environment	
Planning Priority 7	Protecting our valuable environment

Planning Priorities 3 and 6 in particular, are tightly linked to the protection of cultural and historic heritage.

UNIQUE LOCALITIES

Planning Priority 3

Diverse housing choice and unique character villages

Rationale

A key consideration of land use planning is ensuring adequate and appropriate supplies of housing for our residents. The most effective way to safeguard this is to strategically plan for changing demographics, particularly for an ageing population. While meeting the needs of a changing population, should also protect the unique character of its existing towns, villages and landscapes. It should also identify infrastructure needs and land use requirements from existing strategies and plans. Council's existing flexible planning provisions already allow for a varied suite of housing opportunities in our villages.

The unique character of our villages will be enhanced through implementation of Urban Design Plans which aim to integrate the community with public and open spaces.

Actions

Continue to update Council's Planning policies to include

- a review of rural residential planning provisions in the LEP in line with demand;
- actions to support changing demographics and households to support an ageing population and lone person households;
- an assessment of future physical and social infrastructure requirements and delivery options;
- housing to accommodate seasonal workers and visitor accommodation; and
- strategies to protect, enhance and conserve places and buildings of heritage significance, and Aboriginal cultural places and relics.

CONNECTION TO PLACE

Planning Priority 6

Strong connection to country and heritage

Rationale

Tenterfield's unique sense of place, culture and heritage is intertwined with the community's spiritual connection to country, each other and to the built environment. Caring for and enhancing special places is integral to maintaining community wellbeing. Local planning provisions can ensure that future development does not impact on those places.

Tenterfield's immense heritage assets provide opportunity for heritage tourism growth and the creation of a tourism destination grounded on heritage.

Actions

Ensure planning provisions in the LEP and DCP protect Aboriginal cultural and colonial heritage

Support local heritage studies in consultation with the local Aboriginal community

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

The Planning Proposal is consistent with all applicable State Environmental Planning Policies. A consistency checklist is provided at Appendix 1.

6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

The Planning proposal is consistent with section 9.1 directions. With regard to Planning for Bushfire Protection, the proposed listing of heritage items does not alter existing land use zonings. Existing land uses may be subject to future additions or uses which are already permissible within the broad zoning provisions and development applications may be subject to referral to the NSW RFS if they are located in an area of bushfire risk. The proposal does not create a significant alteration to current land uses or development potential.

Section C – Environmental, social and economic impact

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

The addition of items in Schedule 5 will have no adverse impacts.

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

The addition of items in Schedule 5 will have no adverse impacts. The effect of the planning proposal is to positively protect the heritage significance and values of places within the Tenterfield Shire Council area for future generations. There are no proposals which would have a negative environmental impact.

9. Has the planning proposal adequately addressed any social and economic effects?

There are no identified negative social or economic effects identified as a result of the Planning Proposal. The Planning Proposal is aimed at protecting significant places and items for future generations through identification and careful management. This is likely to have positive social and economic impacts. Areas of high heritage values are usually synonymous with sought after places for living and tourism. .

Section D – State and Commonwealth interests

10. Is there adequate public infrastructure for the planning proposal?

The planning proposal does not create the need for any additional public infrastructure.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

No views of public authorities have been sought at this stage.

Part 4 Mapping

The following Heritage Maps of the LEP are proposed to be amended to reflect the proposed changes.

MAP TITLE HERITAGE MAP	
Sheet HER_002	
Sheet HER_002A	
Sheet HER_003	
Sheet HER_003B	
Sheet HER_003BA	
Sheet HER_004A	

Table 2. Locations of Proposed Items

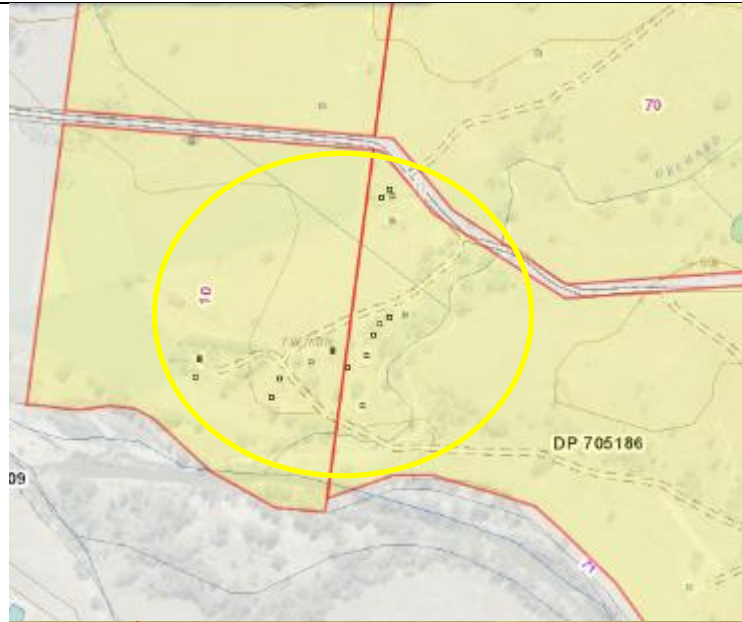
Note; the satellite photography does not align with property boundaries.

<p>1. St John the Baptist Church I139 5119 Mount Lindesay Road, Liston Lot 7, Section 13, DP 758616</p>	
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2. 'Trenayr'
Farm Building
Complex &
Tobacco Barns.




I140

Part of Lot 10 DP
751508 & Part of
Lot 70 DP
705186



Tobacco Barns and Shearing Shed



<p>3. Pin Oak Trees, Eastern Town Entry:</p> <p>I141 Road Reserves Clarence Street/Bruxner Highway</p>	<p>Eastern Entry Clarence Street Road Reserve between Bulwer Street to Bellevue Road.</p> 
<p>4. Pin Oak Trees, Western Town Entry:</p> <p>I142 Road Reserves Cowper Street</p>	<p>Western entry Cowper Street road reserve between Western Boundary Road and Pelham Street.</p> 
<p>5. House 'Tallula' 92 Duncan Street Tenterfield</p> <p>I143</p> <p>Lot 8 DP 711846</p>	





Part 5 – Community Consultation

Community consultation and notification will occur as part of the formal exhibition of the planning proposal or as directed through the gateway determination process.

It is proposed that there will be:

- One notification of the exhibition in a locally circulating newspaper.
- One notification in Council’s Your Local News leaflet (distributed to all residents on a bi-monthly basis)
- An exhibition period of 28 days.
- Notification on Council’s website.
- Correspondence forwarded to all owners.

Part 6 – Project Timeline

Task	Anticipated timeframe
Date of Gateway Determination	7 June 2021
Completion of required technical information, studies	Completed
Government agency consultation (pre exhibition as required by Gateway Determination)	N/A
Any changes made to Planning Proposal resulting from technical studies and government agency consultations. Resubmit altered Planning Proposal to Gateway panel. Revised Gateway determination issued, if required.	N/A
Commencement and completion dates for public exhibition.	July 2021
Post exhibition review - Consideration of submissions, report Planning Proposal post exhibition	August 2021
Council request a draft instrument is prepared under Section 59(1) of the Act – directly to Parliamentary Counsel (concurrent notification to Department of Planning and Environment)	September 2021
Opinion issued by Parliamentary Counsel that the plan can be made	September 2021
Council resolves to adopt and make the draft LEP and notifies the Department of Planning and Environment who arrange for the plan to be notified on the NSW Government legislation website	October 2021
The plan comes into force on the day the LEP is published on the NSW legislation website	November 2021

Conclusion

The planning proposal is considered to be consistent with relevant statutory and policy provisions and only seeks to amend *Tenterfield LEP 2013* through the addition of eight (8) new items to Schedule 5.

APPENDIX 1: STATE ENVIRONMENTAL PLANNING POLICY CONSISTENCY CHECKLIST

Name of SEPP	Relevant/applicable?	Comment/statement of consistency
<i>The following State Environmental Planning Policies (SEPPs) are current and whilst not all may be applicable to the Tenterfield Shire they are all being acknowledged and some are considered in more detail where relevant.</i>		
State Environmental Planning Policy No 1 - Development Standards	No	Not applicable to the planning proposal.
State Environmental Planning Policy No 19 - Bushland in Urban Areas	No	
State Environmental Planning Policy No 21 - Caravan Parks	No	
State Environmental Planning Policy No 33 - Hazardous and Offensive Development	No	
State Environmental Planning Policy No 36 - Manufactured Home Estates	No	
State Environmental Planning Policy No 47 - Moore Park Showground	No	N/A
State Environmental Planning Policy No 50 - Canal Estate Development	No	
State Environmental Planning Policy No 55 - Remediation of Land	No	
State Environmental Planning Policy No 64 - Advertising and Signage	No	
State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development	No	
State Environmental Planning Policy No 70 - Affordable Housing (Revised Schemes)	No	N/A
State Environmental Planning Policy (Aboriginal Land) 2019	No	
State Environmental Planning Policy (Affordable Rental Housing) 2009	No	
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	No	
State Environmental Planning Policy (Coastal Management) 2018	No	
State Environmental Planning Policy (Concurrences and Consent) 2018	No	
State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017	No	
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	No	Provisions apply differently to Heritage Items and Heritage Conservation Areas in some development categories.
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	No	
State Environmental Planning Policy (Gosford City Centre) 2018		
State Environmental Planning Policy (Infrastructure) 2007	No	
State Environmental Planning Policy (Kosciuszko National Park - Alpine Resorts) 2007	No	N/A
State Environmental Planning Policy (Koala Habitat Protection) 2019	No	
State Environmental Planning Policy (Kurnell Peninsula) 1989	No	N/A

Name of SEPP	Relevant/applicable?	Comment/statement of consistency
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	No	
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007	No	
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	No	N/A
State Environmental Planning Policy (primary Production and Rural Development) 2019	No	
State Environmental Planning Policy (State and Regional Development) 2011	No	
State Environmental Planning Policy (State Significant Precincts) 2005	No	
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	No	N/A
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	No	N/A
State Environmental Planning Policy (Three Ports) 2013	No	N/A
State Environmental Planning Policy (Urban Renewal) 2010	No	N/A
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017	No	
State Environmental Planning Policy (Western Sydney Employment Area) 2009	No	N/A
State Environmental Planning Policy (Western Sydney Parklands) 2009	No	N/A
State Environmental Planning Policy (Concurrences) 2018	No	
State Environmental Planning Policy (Aboriginal Land) 2019	No	<i>Note - the Land Application Map accompanying SEPP (Aboriginal Land) 2019 should be checked to determine if the planning proposal affects any land on that map and therefore if it is affected by this SEPP.</i>

APPENDIX 2: SECTION 9.1 DIRECTION CONSISTENCY CHECKLIST

SECTION 9.1 DIRECTION	CONSISTENCY	COMMENTS
1. EMPLOYMENT AND RESOURCES		
1.1 Business and Industrial Zones	N/A	
1.2 Rural Zones	N/A	
1.3 Mining, Petroleum Production and Extractive industries	N/A	
1.4 Oyster Aquaculture	N/A	
1.5 Rural Lands	N/A	
2. ENVIRONMENT AND HERITAGE		
2.1 Environmental protection Zones	N/A	
2.2 Coastal management	N/A	
2.3 Heritage Conservation	YES	The Planning Proposal is consistent and complementary to these policies proposing 7 additional Heritage Items.
2.4 Recreation Vehicle Areas	N/A	
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	
3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT		
3.1 Residential Zones	N/A	
3.2 Caravan Parks and Manufactured Home Estates	N/A	
3.3 Home Occupations	N/A	
3.4 Integrated Land Use and Transport	N/A	
3.5 Development Near Regulated Airports and Defence Airfields	N/A	
3.6 Shooting Ranges	N/A	
3.7 Reduction in non-hosted short term rental accommodation period	N/A	
4. HAZARD AND RISK		
4.1 Acid Sulfate Soils	N/A	
4.2 Mine Subsidence and Unstable land	N/A	
4.3 Flood Prone Land	N/A	
4.4 Planning for Bushfire Protection	APPLIES	The proposed addition of heritage items does not alter existing land use zonings. Existing land

SECTION 9.1 DIRECTION	CONSISTENCY	COMMENTS
		uses may be subject to future additions or uses which are already permissible within the broad zoning provisions and may be subject to referral to the NSW RFS if they are located in an area of bushfire risk. The proposal does not create a significant alteration to current land uses or development potential.
5. REGIONAL PLANNING		
5.1 Implementation of Regional Strategies	Not applicable.	The New England North West Strategic Regional Action Plan 2012 applies and the Planning Proposal is consistent with the direction for this plan to `Protect and conserve significant cultural heritage now and for future generations (beyond the 20 year life of this plan), through managing the ongoing impacts from development, including local and regional development and mining activities`.
5.2 Sydney Drinking Water Catchments	Not applicable.	
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable.	
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable	
5.5 Development in the Vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Not applicable.	<i>Revoked 18 June 2010</i>
5.6 Sydney to Canberra Corridor	Not applicable.	<i>Revoked 10 July 2008 - See amended Direction 5.1</i>
5.7 Central Coast	Not applicable.	<i>Revoked 10 July 2008 - See amended Direction 5.1</i>
5.8 Second Sydney Airport: Badgerys Creek	Not applicable.	
5.9 North West Rail Link Corridor Strategy	Not applicable.	
5.10 Implementation of Regional Plans	YES	Consistent with policy direction.
5.11 Development of Aboriginal Land Council land	Not applicable	
6. LOCAL PLAN MAKING		
6.1 Approval and Referral Requirements	YES	This Planning Proposal has been prepared in accordance with policy direction and requirements.
6.2 Reserving Land for Public Purposes	Not applicable	
6.3 Site Specific Provisions	Not applicable	
7. METROPOLITAN PLANNING		
Not applicable		

Tenterfield Local Heritage Places Fund 2021-22

Project Applications

Note- Prior approval is required for all works to alter the fabric, finish and appearance of a property in a Heritage Conservation Area or a Heritage Item prior to commencement. This can be issued under the Heritage Exemptions of Clause 5.10 (3) as appropriate.

Properties which have not previously received heritage grant funding					
Applicant and Project address	Project	Comments	Value of Project	Grant sought	Recommendation
<p>1. Peter Mason 42 Urban Street, Urbenville</p> <p>Local Heritage Item</p>	<p>Re-roofing in Galvanised Steel and replacement of gutters with non- perforated low front quadrant profile.</p>	<p>The current roof and guttering are in very poor condition and requires replacement. Discussions have been held with the owner and advice provided on appropriate material and profiles. The proposed materials are appropriate and strongly supported.</p> <p>Urbenville village received a boost of heritage related projects last year, with verandah reconstruction and repainting at Pioneer Cottage, a new kitchen at the Museum, heritage interpretation signage and streetscape upgrades. The conservation of the historic building stock is a key component to retaining the heritage values of this unique village.</p> <p>Reroofing and adding new gutters will arrest the deterioration of the building by mitigating the ingress of water. The exterior walls and in some places the internal walls are rotting and warping due to water damage caused by rusted gutters and</p>	\$12,557.45	\$3,000	\$3000

		roofing material. Flashings and barge capping is missing in places and degraded by time and wind.			
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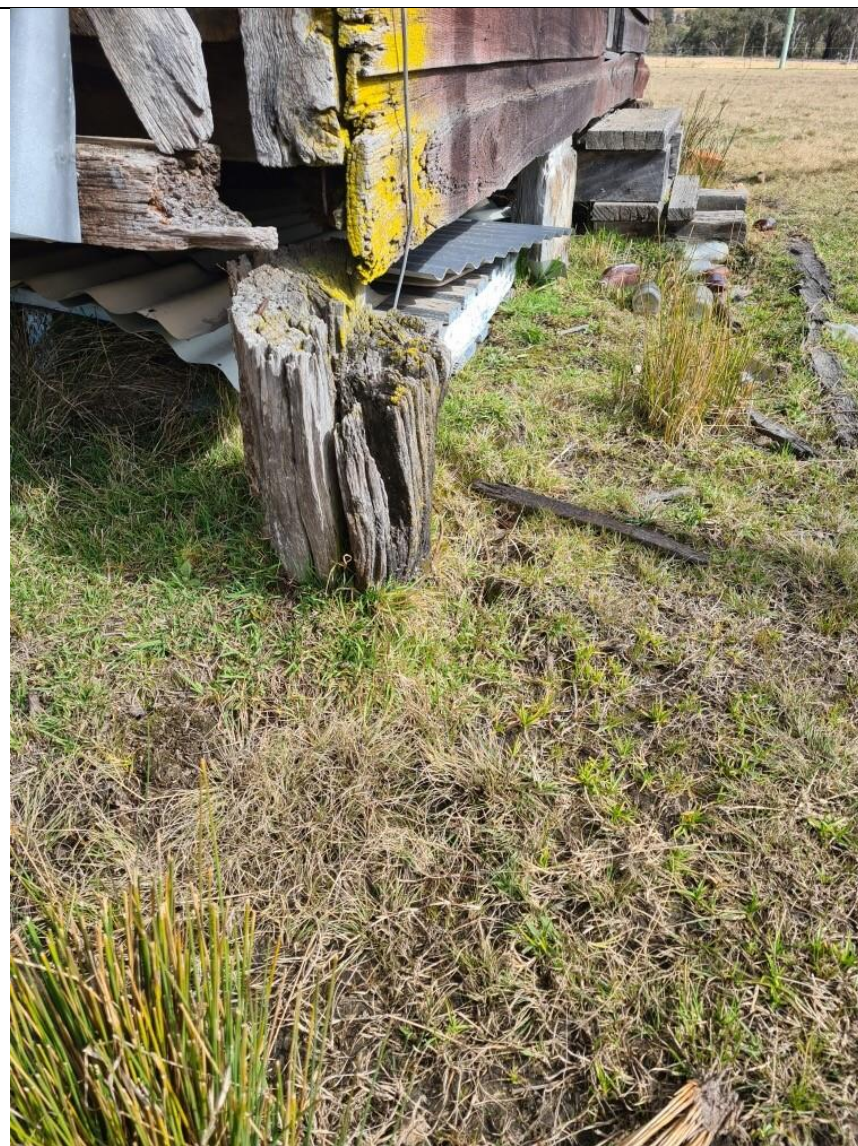


<p>2. St Stephens Presbyterian Manse 115 Logan Street, Tenterfield Heritage Item</p>	<p>Repair lower roof and replace guttering.</p>	<p>Essential to address water penetration and damage. Proposed to replace with non-slotted 150mm manor red quad gutter to match original and fix down roof. A detailed quotation is supplied which is appropriate. The Manse forms part of the historic church complex in a streetscape with a high percentage of historic contributory properties. It has high public visibility and is accessed by the public seeking counselling. The church building has received prior funding but not the Manse.</p>	<p>4110</p>	<p>2055</p>	<p>\$2000</p>
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<p>3. John Campbell 208 Mt McKenzie Rd, Old Hut</p> <p>Not listed but of heritage significance.</p>	<p>Stablise and repair building for future generations. Stage 1 repair base and foundations</p> <p>Stage 2 reinstate timber cladding to walls (currently Galvanised sheeting) only one original wall remains.</p>	<p>A site meeting was held after enquiries were received from the owner. This historic building has visibility from a public road. It comprises a small dwelling constructed on timber foundation stumps, with a brick chimney on a stone foundation. It is located on land which may have association with Abraham Taylor and is in proximity to a former racecourse shown on early maps on land of S. A. Donaldson. Further historical research is warranted and information invited. Its conservation is strongly supported. A heritage grant is very important to encourage the retention of historically important places.</p>	<p>5060</p>	<p>2530</p>	<p>\$2500</p>
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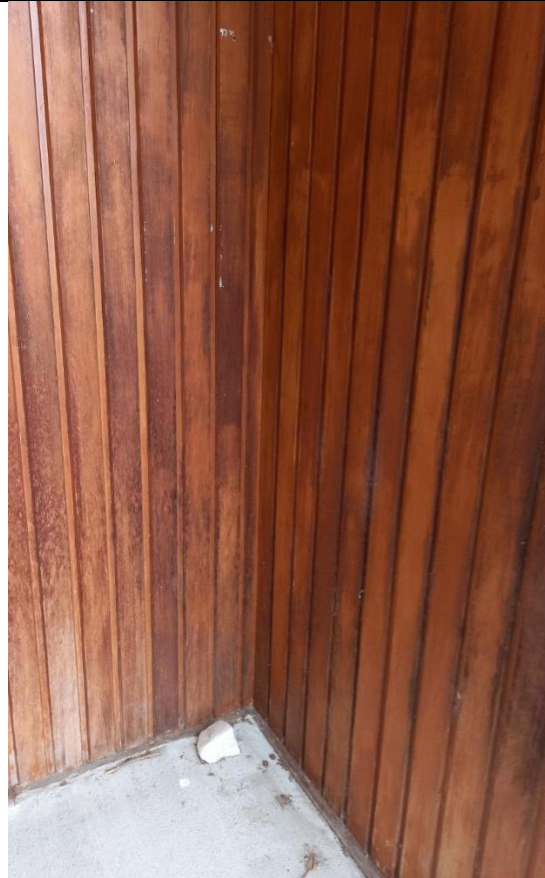






<p>4. Granite Borders Landcare Office 45 Martin Street, Tenterfield</p> <p>Unlisted but lies adjacent to the Court House Police precinct and opposite Drury Lane Theatre - Scout Hall</p>	<p>Repair and repaint exterior of the building to match existing colours.</p>	<p>This comprises the former Forestry Offices. The building is in need of repairs and maintenance. Used by a non-profit organisation for Landcare and associated activities, and workshops with public access.</p> <p>A detailed specification has been provided and the paint and stained timber finishes are to match the original.</p> <p>The building is an example of the importance of forestry to the region and remains in community use. (Forestry houses were recently listed at Glenreagh as part of the story of this settlement.)</p> <p>It is also a good example of a purpose designed mid-century contributory building with timber detailing and an attractive landscaped setting within the town centre. The role of mid-century buildings is also gaining increasing recognition in the evolution of building styles and development of townships.</p> <p>This is one of many unlisted contributory buildings which demonstrate the development of the town and associated industries. The building lies in a significant precinct at the rear of the Police Station and Gaol, and opposite the heritage listed former Scout Hall Drury Lane Theatre relocated from London Bridge</p>	<p>5200</p>	<p>2200</p>	<p>\$2000</p>
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5. Lee Sisson 131 Rouse Street	Replace guttering	Contributory red brick dwelling on town entry, forms part of an important group of 1940s dwellings. Guttering and good drainage is essential to long term conservation. The existing guttering is low front non perforated quadrant profile. Should be replaced <i>like for like</i> rather than high front quad. Visible but modest public benefit.	4840 quote 1 3200 quote 2	2000	\$500
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Properties which have received heritage grant funding in the past five years					
Applicant	Property and project	Comments	Value of Project	Grant sought	Recommendation
6. Tenterfield Isolation Ward Restoration Group Isolation Ward Pelham Street.	Provision of Interpretation Signage to exterior	The proposed signage is proposed to be consistent with the town heritage interpretation signage. This will enhance understanding learning, access and enjoyment of the site and also provide important information for visitors out of operating hours. High public and community benefit.	\$2,000	\$1250	\$ 1250

Local Heritage Item		The work on the Isolation Ward Museum is to be commended. High community and public value from project.			
7. Tenterfield Isolation Ward Restoration Group Isolation Ward Pelham Street. Local Heritage Item	Create a short film about the Isolation Ward for Cinema, TV and Internet use.	Having completed conservation works and the adaptive re-use, the Isolation Museum is now at the stage of developing its interpretation to visitors. The idea of creating a film is innovative and would be have wide appeal to visitors and locals alike. High community and wide public value from project.	1750	1250	\$ 1250
8. Tenterfield Showground Manners Street Local Heritage Item	Restoration, sanding and finishing of original timber floor in the display area of the 1924 Tenterfield Showground Grandstand.	The project for the floor sanding and finishing is linked to the proposed storage and display of Tenterfield Show records dating back to 1890, which includes installation of a picture rail, hanging hooks and gallery hanging system. The project will complement a parallel project funded by the Yugilbar Foundation to digitise historic photos and documents of past events and office bearers and certificates. Cataloguing of the information will commence after digitization. The project will enable research, display of photos and ribbons, and other documents, enhance other community collections such as Centenary Cottage, add to visitor experience, family historians and other Show Societies. The display will complement the number of different museums and special interest displays in Tenterfield. Public benefit.	2585	2585	\$1000



<p>9. Tenterfield Showground Manners Street Local Heritage Item</p>	<p>Replacement of guttering on Tenterfield Showground Grandstand.</p>	<p>To remove gutter that has fallen off rafter tails of grandstand roof and down pipes, replace with 80 LM of new high front square line gutter to carry more water, with galvanized steel plates to connect to old rotted rafters to hold the weight of the water, fit more down pipes and divert water away from building. Comments, Replacement of guttering and downpipes is an eligible project however the use of</p>	<p>8448</p>	<p>8448</p>	<p>\$1000</p>
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		<p>high front square guttering is not an appropriate profile to use on a historic building. A non-perforated low front quad is likely to be the original profile although a high front quad could be considered if necessary. Investigation is required into why water is overflowing, or backing up and overflowing is needed and how it is to be dispersed.</p>			
					
<p>10. David and Karen Stewart 164 Manners Street, Tenterfield .</p> <p>Local Heritage Item</p>	<p>Re-roofing in Galvanised Steel Z600 to match original details.</p>	<p>This roof has an original Galvanised short sheet roof and needs to be replaced due to damage. It has a unique concave verandah and maintaining the original detail is important to retain its significance. The project is to replace the corrugated iron on the roof and the concave verandah corrugated iron as shown with BlueScope /Lysaght Galvanised corrugated sheeting Z600 to match the original profiles and material.</p>	<p>64,526</p>	<p>10,000</p>	<p>\$ 3000</p>

		<p>Lysaght in Coffs Harbour is the major national stockist and the only location that can form roll the Z600 in a concave form for the verandah there is a requirement to provide a template to start with to have a trial sheet formed and trial fitted. This template will be required to be transported to Coffs Harbour and there are costs of transport for the entire order to Tenterfield. This is a highly visible and significant historic dwelling with public visibility. The replacement of original material 'like for like' is recommended best practice and a requirement for heritage items and contributory historic building stock to maintain their significance. It is noted that this project has been subject to an insurance claim and further details have been requested to clarify costs or shortfalls.</p>			
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<p>11. Torrington All Saints Anglican Church</p>	<p>To update and reprint the original History of Torrington All Saints Anglican Church to include restoration & use to 2021.</p>	<p>This 80-page book is the history of the Torrington All Saints Church. It is an update of the original written by Rita Young in 1998. This explains research done from the archives at the Emmaville Diocese office, & building of the church in 1936. The proposed extension of the book explains how it was discovered in 2017 that the church had been attacked by white ants & the ensuing effort made by the locals to restore it over a period of three years. It includes photos of events over the 90 years of use & restoration.</p> <p>This book will enable understanding of the church history & encourage continued interest in its upkeep & use.</p> <p>This book will encourage positive attitudes by showing the effort supported by past activities. This will enable continued use by the public both in church use & as part of historical interest in Torrington. It may enhance visual enjoyment & encourage learning & entertainment activities that support regional economies.</p> <p>The conservation of the church is strongly supported and its listing is in the process of finalisation. A previous grant was given to address the drainage and white ant damage.</p>	<p>2655</p>	<p>2655</p>	<p>\$1500</p>
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<p>12. Paul Uhlmann Strauss Cottage 130 Logan Street, Tenterfield</p> <p>Local Heritage Item</p>	<p>Repair and re-point southern and western brick walls. Render three courses of brick work due to damage.</p>	<p>The base of the wall has been subject to previous inappropriate repairs with cement mortar. Removal of this hard cement mortar is supported and replacement with a traditional lime mortar to match the composition and appearance of the original. The lime mortar is necessary as it allows the brickwork to breathe and is a bed, not a glue.</p> <p>The deteriorated state of the lower courses is noted however rendering of bricks with a cement is not best practice as it will adhere to the brickwork, prevent any flow of moisture out of the wall, trapping any moisture and pushing it higher into the wall. A plinth was installed in the past on the front wall and there is evidence of salts on the bricks above it.</p> <p>Investigation into the replacement of the worst affected bricks with matching old bricks could be explored. A breathable lime render should be used in preference to cement to protect the lower courses All stormwater drainage must be properly dispersed away from the building.</p> <p>Details will be added to a grant condition and minor works approval.</p>	<p>2800</p>	<p>1800</p>	<p>\$1000</p>
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Previous inappropriate hard cement mortar repairs



Existing concrete plinth under verandah cover on eastern wall. Note salt deposits / efflorescence on brick under window.

<p>13. Chris & Anne Priem</p> <p>Former Terminus Hotel 52 Molesworth St. Tenterfield Heritage Item</p>	<p>Replace deteriorated garage doors to the original design</p>	<p>Propose to construct the doors to original vertical jointed timber construction details. Funding costs is shown for materials only. In kind labour can be included as part of the contribution of total project costs.</p> <p>This matter has been discussed at a site meeting and conservation of the old timber structure is strongly encouraged. Whilst the shed is not of the age of the former hotel, it remains a traditional timber structure and is worthy of conservation.</p>	<p>\$1812</p>	<p>\$906</p>	<p>\$1000</p>
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<p>14. St John the Baptist Church, Liston</p> <p>Heritage Item process of being finalised</p>	<p>Restoration/reconstruction of historical front hardwood paling fence</p>	<p>The project proposes to</p> <ul style="list-style-type: none"> *Purchase suitable local hardwood, screws, bolts, fittings, gates to restore the historical front paling fence of Liston's only remaining historical church. * Use volunteer, experienced community labour to remove the old unstable front fence and install the new historical paling fence on the front boundary, as the applicant's contribution to the work <p>TSC Heritage item with public access and visibility on a site regularly photographed by many passers-by and visitors.</p> <ul style="list-style-type: none"> *Restoring the front view of the only remaining historical church in Liston and possibly along Mt Lindesay Rd. * Urgent works due to rapid deterioration of the current non-historical front fence. * An important component of the Liston Village and Mt Lindesay Rd streetscape, supporting other local Heritage and Tourism initiatives. *Part of a major conservation project (St John's Liston), as the last remaining local consecrated historical church and being a significant Liston Local Heritage site. *Actively supported by the Liston community <p>The conservation of the church is strongly supported. An appropriate fence will enhance its setting.</p>	<p>\$6000</p>	<p>\$2500</p>	<p>Clarification on fence style required – if consistent with heritage principles, then \$2500</p>
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<p>15. Bruce Baldock 258 Rouse Street Tenterfield HCA</p>	<p>To remove marine carpet and glue and reinstate a period tile to the foyer entry of Shop (Unique Ambience)</p>	<p>The project is consistent with the main street upgrades and will enhance the heritage values of the building. It has high public visibility and access. The owner has carried out number of projects which have conserved or reinstated the shopfront, leadlight and replace modern entry door with French doors.</p>	<p>5546</p>	<p>\$2773</p>	<p>\$2000</p>
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<p>16. Bruce Baldock 130 Douglas Street White and Red Rose Cottages Tenterfield Heritage Item</p>	<p>Stone wall crack repairs</p>	<p>Rectify external and internal cracks. Foundations were addressed last year and tree roots removed. Seek to complete internal restoration of 12m of crack repair and wall restoration, paint and refinishing. This work is focused mainly on the interior. A previous grant was providing to assist with the foundation repairs. Low public visibility.</p>	<p>3840</p>	<p>\$1920</p>	<p>nil</p>
<p style="text-align: center;">12 Liner meters extending ceiling to floor.</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> <div style="text-align: center;"> <p>Example of wall crack removal preparation</p>  </div> <div style="text-align: center;">  </div> </div>					
<p>17. Steve Haslam 157 Manners Street Old Council Chambers Local Heritage Item</p>	<p>Remove closet space on eastern side of Old Council Chambers to expose original leadlight window and allow light into building.</p>	<p>Internal works to dismantle gyprock and pine stud wall, door jamb and door. - Repair, plaster, patch and paint walls and ceiling - Repair, sand and seal original floorboards - Recreate missing original picture rail detail - Make safe old internal switchboard, move pendant light and terminate circuit, fit off power to reproduction art deco power outlet - Fit matching period skirting - Repair and seal window, make operational. The</p>	<p>6915</p>	<p>2000</p>	<p>nil</p>

		works will be visible to guests staying at the accommodation however the project is internal work with no general public access and much of the cost is internal plastering, new electrical etc. Previous grants have been provided on the property and other properties in the same ownership			
					
18. Elizabeth MacNish 205 Rouse Street Former AJS and Rural Bank. Heritage Item	Replace damaged garage tilt door with timber barn doors.	Situated at rear of property. Will enhance garage but does not provide a conservation gain to the main bank building. No photos supplied. No public visibility and little public benefit.	8745	Any contribution	Nil

END OF REPORT