



QUALITY NATURE - QUALITY HERITAGE - QUALITY LIFESTYLE

ADDENDUM ITEMS FOR ORDINARY COUNCIL MEETING 24 AUGUST 2022

Notice is hereby given pursuant to Clause 7(1) of Council's Code of Meeting Practice that an **Ordinary Council Meeting** will be held in the Community Hall, Drake, on **Wednesday 24 August 2022** commencing at **9:30 am**.

Daryl Buckingham
Chief Executive

AGENDA

10. URGENT, LATE & SUPPLEMENTARY ITEMS OF BUSINESS

(ITEM ENV9/22) 2022/23 LOCAL HERITAGE PLACES FUND APPLICATIONS 2

CONFIDENTIAL

(ITEM COM17/22) TENTERFIELD YOUTH PRECINCT AND MOUNTAIN BIKE
TRAILHEAD - DESIGN AND CONSTRUCT TENDER

That above item be considered in Closed Session to the exclusion of the press and public in accordance with Section 10A(2) (c) of the Local Government Act, 1993, as the matter involves information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

Department:	Office of the Chief Corporate Officer
Submitted by:	Manager Planning & Development Services
Reference:	ITEM ENV9/22
Subject:	2022/23 LOCAL HERITAGE PLACES FUND APPLICATIONS

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

CSP Goal:	Environment - Our natural environment will be protected, enhanced and promoted for future generations.
CSP Strategy:	Town and Village planning supports and enhances local place making principles to deliver sustainable land use management practices for our natural environment.
CSP Delivery Program	Identify, plan and enhance local environments in partnership with the community and stakeholders.

SUMMARY

The purpose of this report is to present to Council the applications received for the Local Places Heritage Fund for the 2022/23 financial year. This year a total of seven (7) applications were received for maintenance and conservation works across the Shire which have been reviewed by staff, Council's Heritage Advisor and the Heritage Advisory Committee.

OFFICER'S RECOMMENDATION:

That Council:

- (1) Endorses the offers of funding, as detailed in the attachment to this report, and forwards a Letter of Offer to the eligible applicants; and**
- (2) Redistribute any funding not accepted, or not claimed by the claim date, amongst completed eligible projects.**

BACKGROUND

Each year, Council allocates funding to contribute to the Local Places Heritage Grants Program, which is co-funded by the Office of Environment & Heritage (\$5,500 contributions). A total of \$12,500.00 is made available for works which contribute to the maintenance and conservation of heritage within the Tenterfield Shire.

REPORT:

Applications are presented after consideration by Council's Manager, Planning & Development Services, Heritage Advisor and Council's Heritage Specific Purpose Committee. The attachment identifies the applications made, works proposed and recommendations for funding.

Offers of funding will be forwarded to applicants upon Council's resolution. Should any applicants decide not to accept the funding, or any projects not be completed by the April 2022 deadline, it is recommended that any surplus funding be evenly distributed amongst completed projects at that time as eligible. This is consistent with Council's practice with prior funds.

Our Environment No. 9 Cont...

A total of seven (7) applications for the 2022-23 financial year have been received for works in the local government area. There is a broad range of works and projects proposed and it is recommended that eligible projects be supported and offered funding.

COUNCIL IMPLICATIONS:

1. Community Engagement / Communication (per engagement strategy)

Funding availability and call for applications was advertised during June-July 2022 (closing 29 July 2022) and on Council's website and in 'Your Local News.'

2. Policy and Regulation

Tenterfield Heritage Strategy 2018-2021 points of relevance;

- Continue to operate a Local Heritage Fund to provide assistance to owners of heritage assets.
- Allocate Council funds to run the programme and optimise grant funding opportunities.
- Consider how the grant programme might be supplemented through corporate sponsorship to meet potential increased future demand from additional heritage listings.
- Endorsement of the recommended funding allocation is in line with Council's Heritage Strategy and supports the aims and actions contained within the Strategy.

3. Financial (Annual Budget & LTFP)

Council has a total of \$12,500.00 to the Small Heritage Grants Program. Upon completion of the project, Council will claim an amount of \$5,500.00 from the NSW Office of Environment & Heritage under the 2021-2023 Small Heritage Grants Program.

4. Asset Management (AMS)

Nil

5. Workforce (WMS)

Nil

6. Legal and Risk Management

Nil

7. Performance Measures

Nil

8. Project Management

Nil

Kylie Smith
Chief Corporate Officer

Prepared by staff member:	Tamai Davidson
Approved/Reviewed by Manager:	Kylie Smith, Chief Corporate Officer
Department:	Office of the Chief Corporate Officer

Our Environment No. 9 Cont...**Attachments:**

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| 1 | Tenterfield Local Heritage Places
Fund 2022-23 Summary | 44
Pages |
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Tenterfield Local Heritage Places Fund 2022-23

Project Applications

Note- Prior approval is required for all works, including 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.

Applicant and Project address	Project	Background Information on heritage item	Comments	Total Cost	Grant sought	Recdn
1. 24 Margaret Street, Tenterfield Local Heritage Item 1062	Remove and replace weather boards to rear of house to match existing external weather boards. Remove door and window architrave. Repaint to match existing colour...	The house stands on land which was originally in the ownership of William Patrick on the historic Town Map of Tenterfield dated 1895. The subdivision of this land was created as the Elderslie Estate between Manners Street and High Street and is shown on later town maps. A sale of land in Section 2 was reported in 1906 and other sales may have well predated this. The house is representative of a late 1890s to early 1900s era in style and decoration. Further research is warranted. A single-storey, late-nineteenth century-early 20th century weatherboard cottage with a hipped roof and bullnose profiled verandah which extends around the sides. Symmetrical frontage with central entry door with sidelights and upper transom lights. Single double hung sash windows to each side. Central raised portico on verandah to entrance. Double posts to verandah and timber brackets representative of Federation era design details. Two brick chimneys to rear. Aluminum palisade fencing to front boundary. Cottage style garden.	The proposed work is to a rear single storey addition. Although it will generally enhance the unity of the exterior of the dwelling, it does not have any conservation benefit to the original heritage fabric of the house, nor does it enhance streetscape setting. A project aimed at long term conservation of the historic fabric of the building would be preferred, i.e., repair of double hung windows	\$5313	\$2,000	\$500
			Priority Low.			

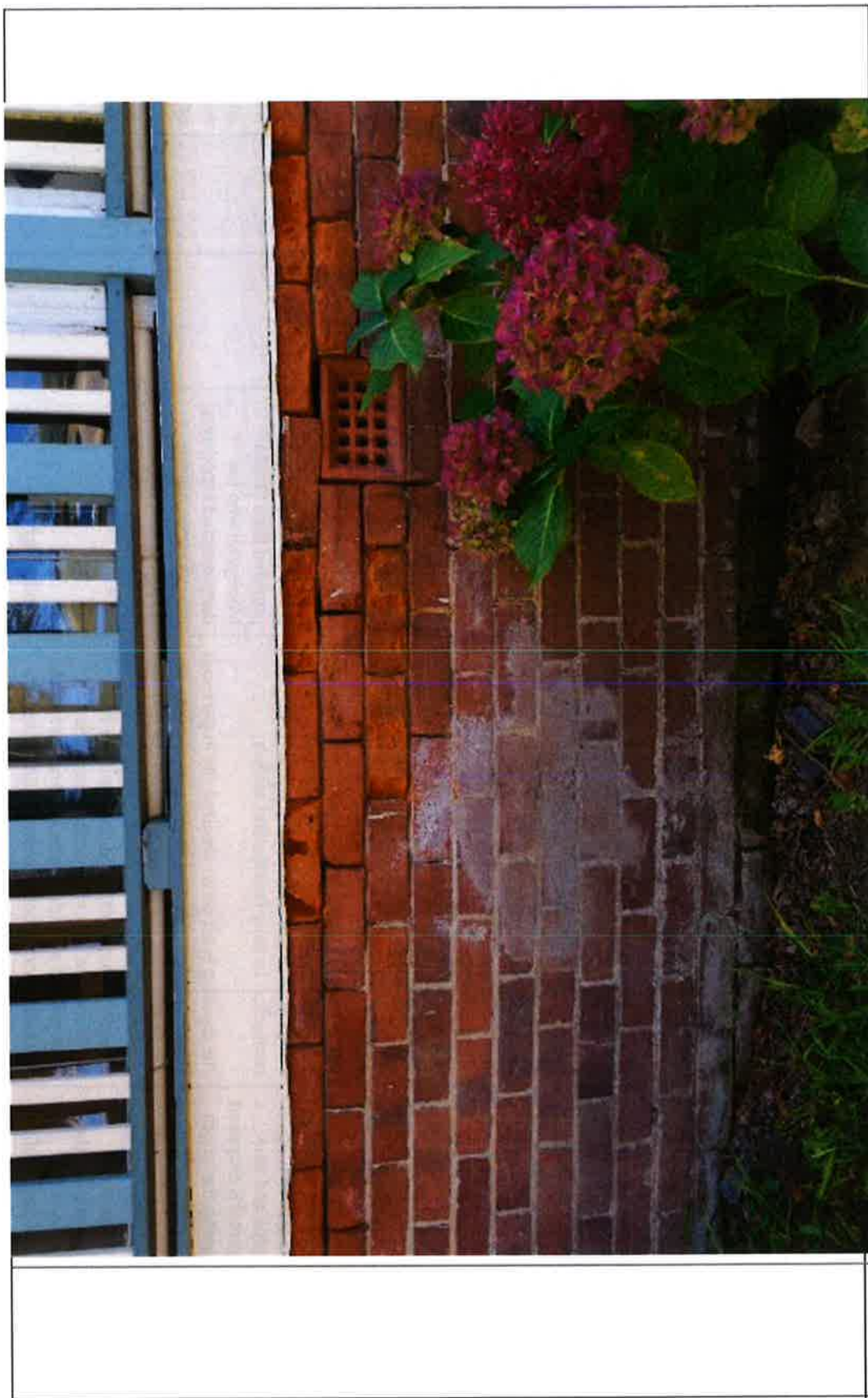


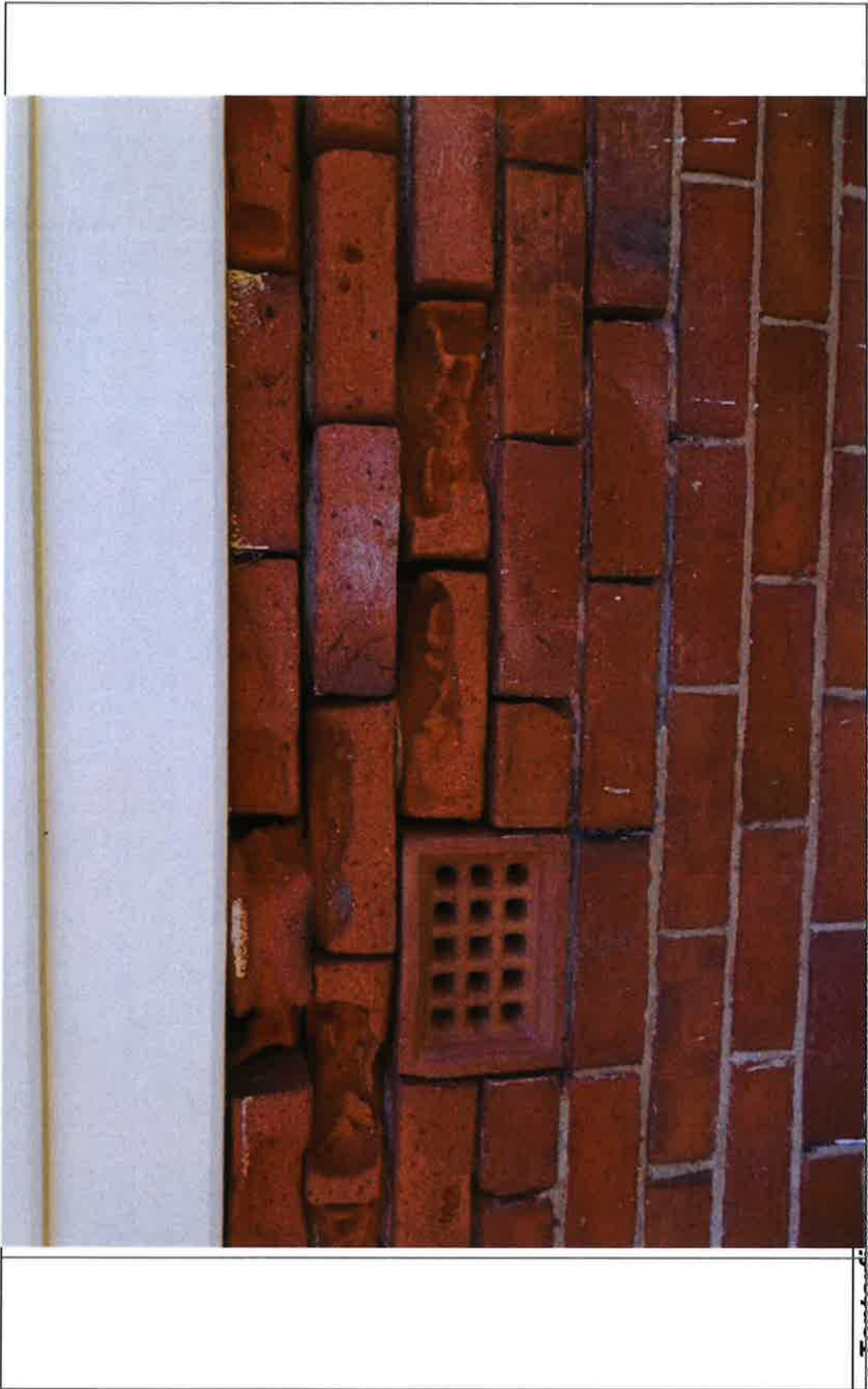
Rear of dwelling





Applicant and Project address	Project	Background Information on heritage item	Comments	Total Cost	Grant sought	Recdn
2. David Thompson 50 George Street, Tenterfield. Heritage Item I027	Repairs to brickwork on southern foundations to restore integrity of brickwork. Approx 60 bricks and the lime mortar are eroded A rubble drain, with ag pipe and blue metal is proposed along the length of the southern wall (following heritage advice) to reduce moisture at the base of the building and direct water away from the edge of the building. ,	Set back from the street frontage in a generous landscaped setting, this substantial dwelling is historically significant demonstrating confidence in the development of the township during the interwar years. The item is aesthetically significant for its scale and form, and fabric, and wide garden setting which makes a substantial contribution to the streetscape. Socially, the item may hold significance for its association with the Summerlad family and as a historic item holds social significance to the Tenterfield community for connection to early families and settlers. The dwelling is set on an elevated site in generous landscaped grounds, and contributes strongly to the streetscape. The dwelling is of timber and iron construction with nicely detailed balustrade to the verandahs. Architectural features include twin-gable roofline, part wrap-around verandah and brick pillared verandah posts. Exposed rafter tails to eaves. Brick corbelled chimney. Entry steps to verandah with rendered brick posts set on angle. The features of the house built are representative of the transitional period from Edwardian and California Bungalow styles(1915 to 1940). Brick fence to frontage and a contemporary timber post and double rail fence with wire inserts is appropriate to the other side of the garden.	Essential for long term conservation and repair to historic brickwork. A heritage advisory meeting was held with the owners in March 2022 and advice provided about appropriate repairs and lime mortar and drainage. A quotation has been provided from Onelio Meneguzzi who has demonstrated experience of working on historic brickwork and use of lime mortars. Priority High	2100	1050	Support. \$1050.00 Repairs are to be like for like' to original details. Traditional lime mortar is to be used and should match the original in composition and colour. Replacement bricks for those severely eroded can be sourced at Councils depot for conservation purposes.







Applicant and Project address	Project	Background Information on heritage item	Comments	Total Cost	Grant sought	Recdn
3. 108 Logan Street, Tenterfield Heritage Item 1037	Replace downpipes at front of building and relocate electrical switchboard.	Constructed circa 1870s for the brotherhood of Manchester Unity Order of Oddfellows, the item is historically significant demonstrating the growth and evolving urban development of the Tenterfield in the late 19th century. It is socially significant for its association with the Manchester Unity Order of Oddfellows. The item demonstrates aesthetic significance as a notable landmark building in a streetscape containing a high proportion of historic building stock, and for the classical inspired parapet which marks the entry to the building. The item also holds social significance to the community of Tenterfield for the many years that it was used as a community lodge and from 1958 as the meeting place of the Girl Guides, a movement which was a social institution following WW2. The building whilst adapted recently to a private dwelling, retains its overall architectural form and presentation to the streetscape.	Current downpipes are deteriorated and not connected to drainage. Stormwater management is essential to long term conservation. Metal pipes are proposed and should be painted to match background colours. The drainage is to be connected and directed away from the building. Priority -High. Electrical The relocation of the switchboard does not provide a high conservation gain but assists with future safety of the building and fire protection. Priority Medium	\$2100 Downpipes \$3165 Relocation of switchboard Total \$5265	\$2000	Support. \$2612.50 The stainless steel pipes should be painted to match background colours and stormwater directed away from the base of the building as proposed.









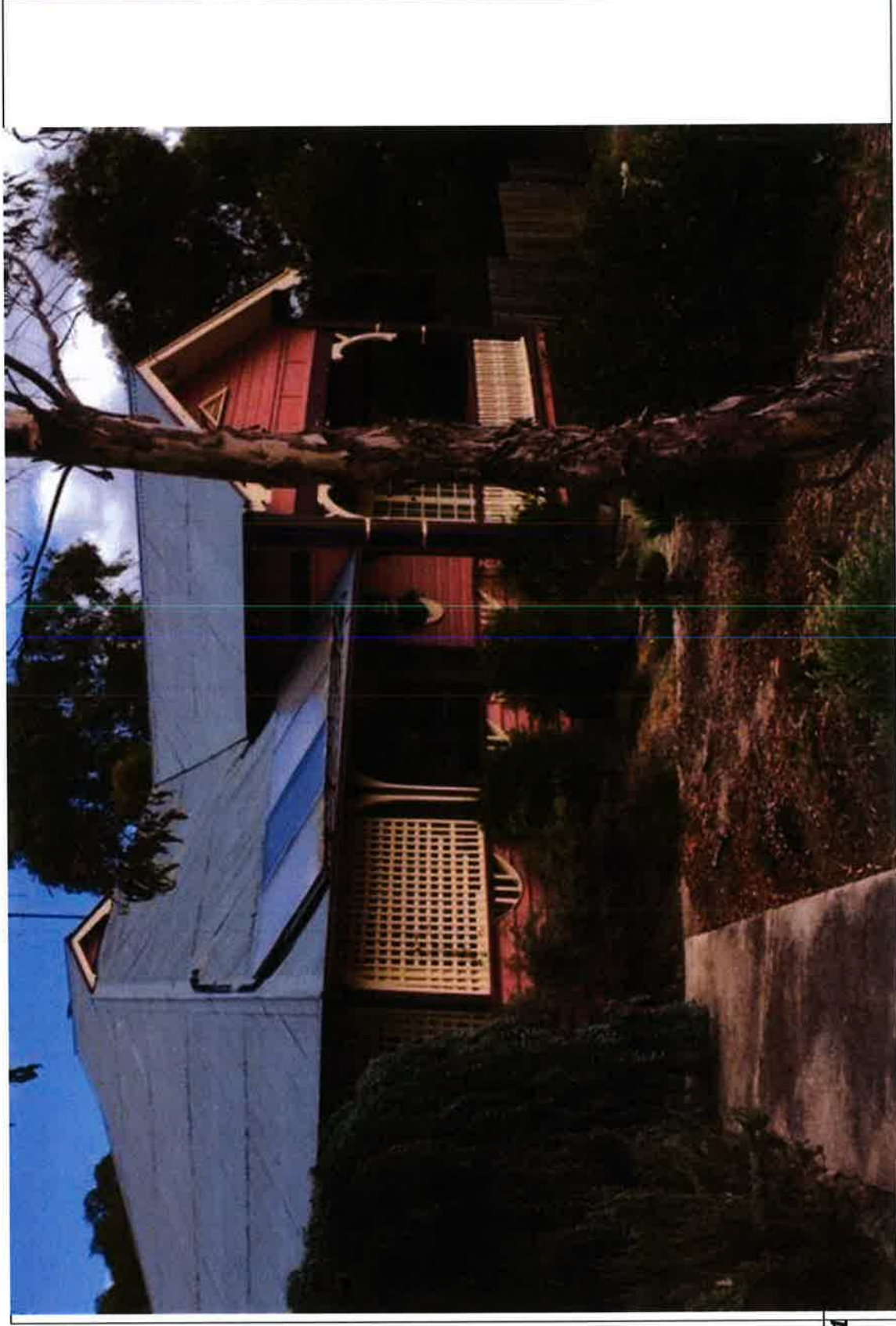




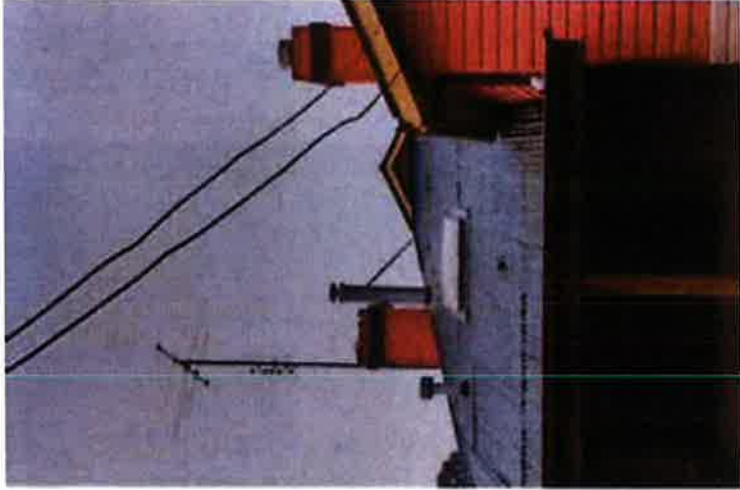
Proposed location behind main façade.

Applicant and Project address	Project	Background Information on heritage item	Comments	Total Cost	Grant sought	Recdn
4. 145 Petrie Street, Tenterfield Heritage Item I087	Repairs and reconstruction of caps to 2 brick Chimneys to prevent water penetration. Reconstruction of an Arbour to entry of garden	'Yallambee' 145 Petrie St, Tenterfield, is a California bungalow in style and reflects development and growth of Tenterfield in the inter-war period. Yallambee plays an important place in the local streetscape. This substantial single storey weatherboard bungalow occupies a position on the corner of Petrie and Wood St, Tenterfield. Inter-war (California bungalow) in style the building has a prominent gable and gable ventilator. The gable caps a deep verandah, this has simple timber posts contrasted by ornate timber balcony railing. Timber lattice screen on left side verandah. The gable roof is clad in corrugated iron. The house has mature trees and modern garden. History is sought on this item. One article refers to Mr and Mrs WH Smith in 1939.	Restoration/reconstruction of the chimneys is positive to maintaining the original fabric and detailing of the house. Chimneys are still an important historic element in the skyline of Tenterfield and have largely disappeared in many other towns especially coastal locations. Brickwork should be carried out by a tradesperson with demonstrated experience with use of traditional lime mortars. See application no.2 Priority High The proposed arbour is keeping with a period garden of the Californian Bungalow style, see photos. It would reinforce the entry point and setting of the building and enhancing the streetscape. Priority Medium	5669.60 Chimney	As much as possible	Support. \$2612.50







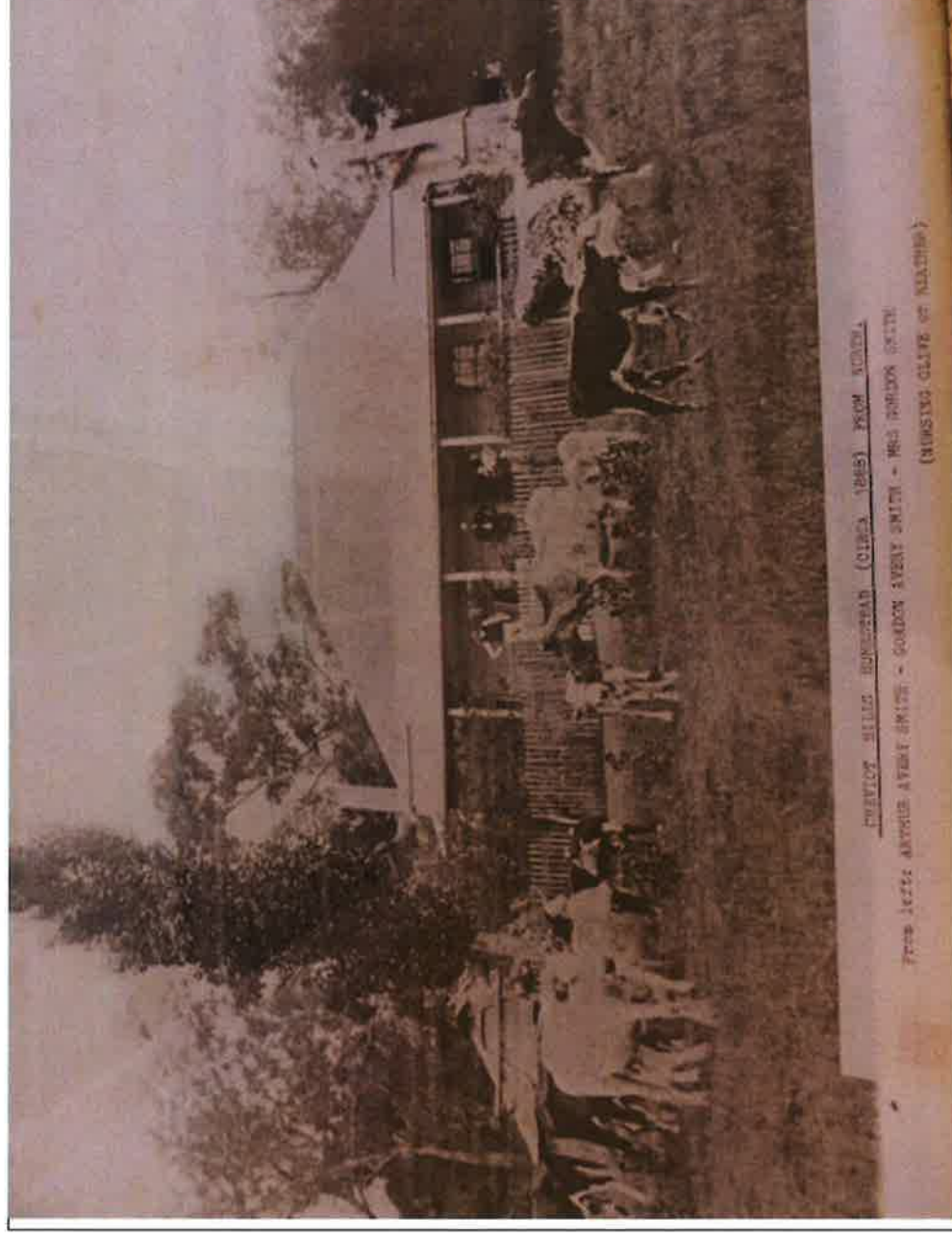


Chimneys to be restored.



Examples of arbours/ pergolas with this period dwelling.

Applicant and Project address	Project	Background Information on heritage item	Comments	Total Cost	Grant sought	Recdn
5. Roderick Ramsey 512C Cheviot Hills Station Homestead, Cheviot Hills Road, Drake. Not listed but of notable heritage significance.	Level and re-stump homestead, Roof to be re-screwed, painted and new guttering installed. Kitchen and laundry renovated and bathroom rebuilt.	This is not a formally listed heritage item and was not included in the Community Based Heritage Study of 2004 A site inspection was carried out by the Heritage Committee in 2017 by kind invitation of the owner. This is a significant historical rural homestead complex with blacksmith shop, water tank on a high stand, dairy bales and other outbuildings including a school room. with similarities to Tenterfield Station. It is historically significant demonstrating early pioneering life and self sufficiency and would meet aesthetic, and social criterion. The complex retains a high degree of original fabric, shows an evolution of development and is worthy of careful conservation. Some elements were very deteriorated ad others more sound. Future inclusion as a heritage item is appropriate.	Works should be based upon sound understanding of the significance of the place. It is recommended that 1. An archival recording of the place is carried out to document the place, prior to works, other than urgent works to address water ingress, being carried out. 2. All works should be 'like for like' to original details and minimise the replacement of fabric where possible. 3. A Conservation Plan for the whole complex would also be appropriate for guiding long term works. 4. A schedule of works should be prepared for prior approval, with materials and gutter profiles specified Heritage advice can be provided. Priority High	250,000	Maximum available	Support \$2612.50











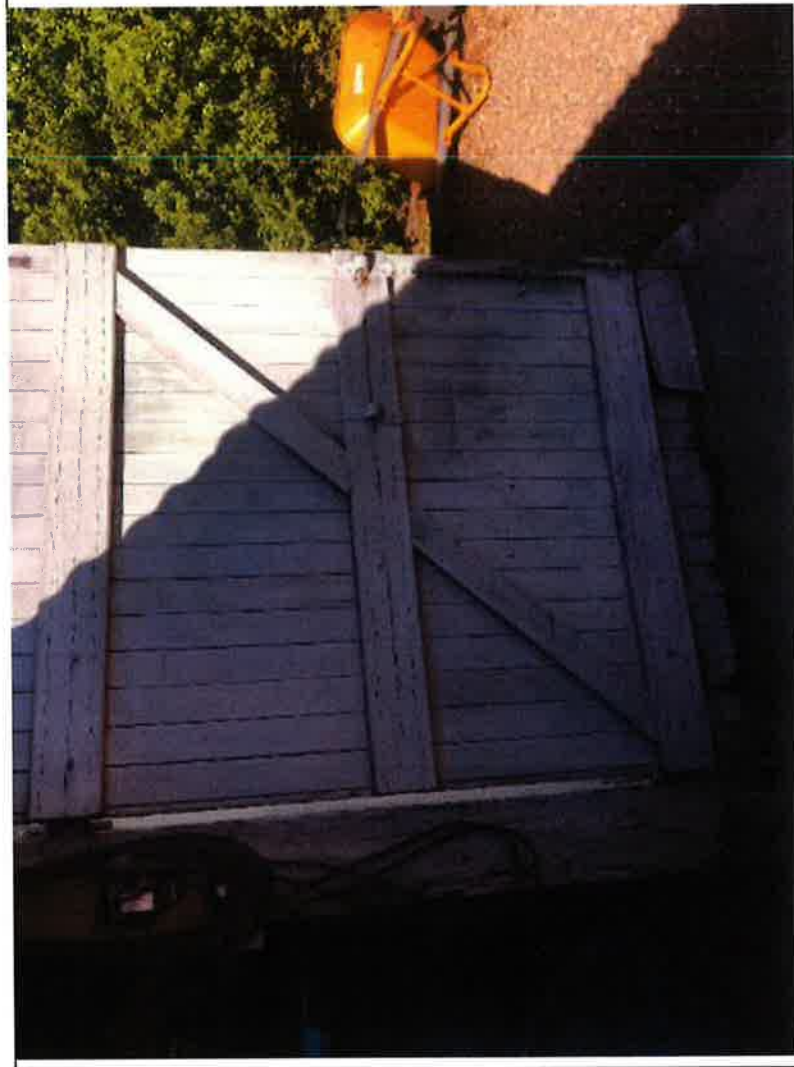


2017 Photos

Applicant and Project address	Project	Background Information on heritage item	Comments	Total Cost	Grant sought	Recdn
6. Elizabeth MacNish 305 Rouse Street Former AJS and Rural Bank Heritage Item I101	Replace damaged garage tilt door with timber barn doors.	Built in 1891 as the AJS Bank and later became the State Bank. This is a substantial late Victorian two storey building which forms an important landmark along Rouse Street. Constructed in rendered masonry unlike most of the town's buildings it is freestanding with an asymmetric three-dimensional design. A stepped portico is highlighted with classical motifs. The facade is rendered with detailed mouldings to columns and an ornate dedication stone. The hipped roof has deeply overhanging eaves without any visible supports. A steel picket fence and masonry corner posts run along the street boundary. A prominent building of refined architectural style, typical of bank architecture around the turn of the century. Unusually ornate in Tenterfield. The garage is set back approximately 15m from the footpath	Work would enhance a garage door but does not provide a conservation gain to the main building. The work has limited visibility from Rouse Street, being setback 15m A discussion was held with the owner to suggest that works to the main building would be preferred which would have more conservation gain, such as repainting, repairs to guttering, window frames, check of stormwater drainage, etc however the owner was only wishing to pursue the garage door replacement. Priority. Low	8937	Any contribution	Details and construction of the proposed barn doors is to be provided. For example timber brace and ledger doors such as these are consistent with early garage doors. \$500.00

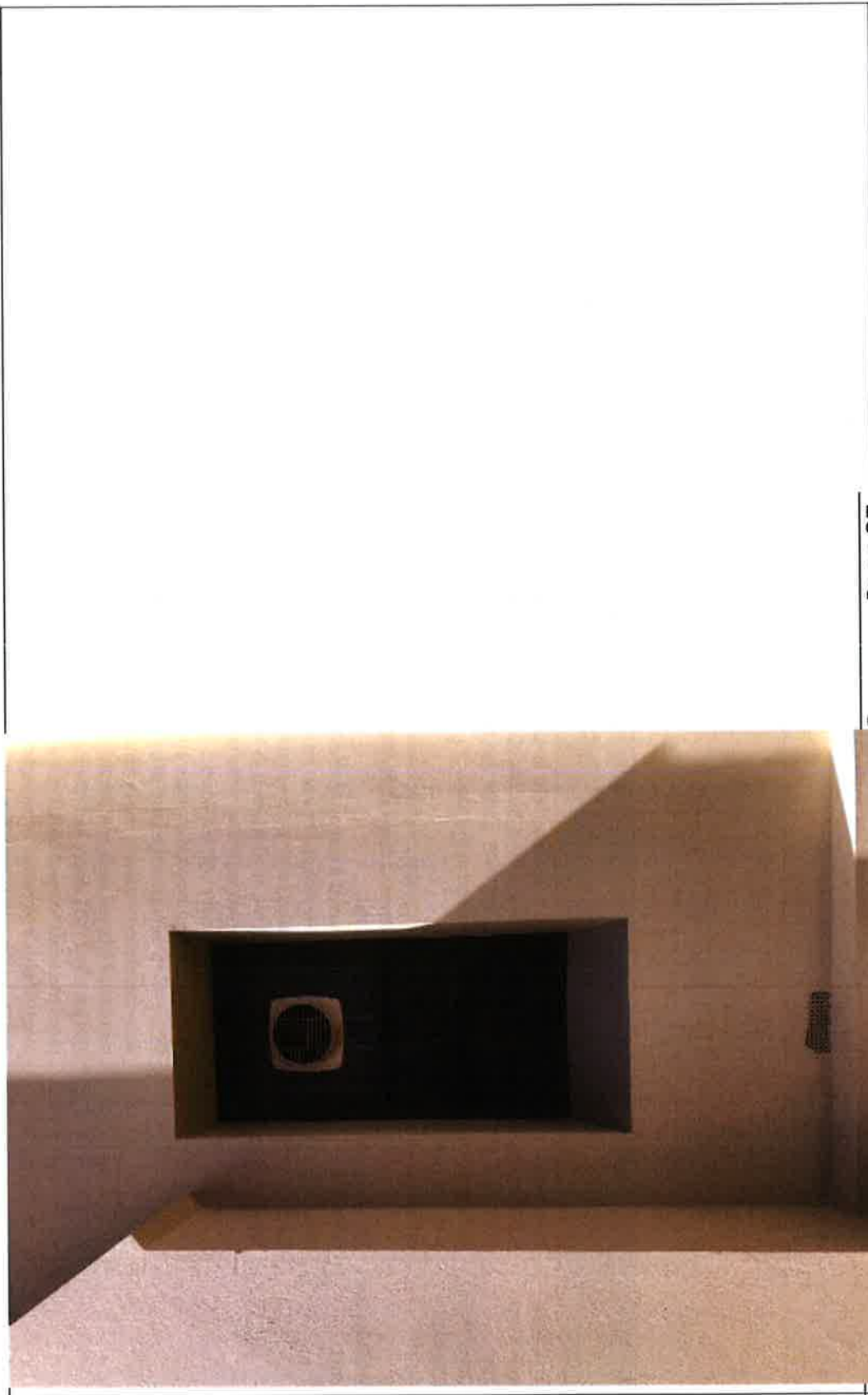




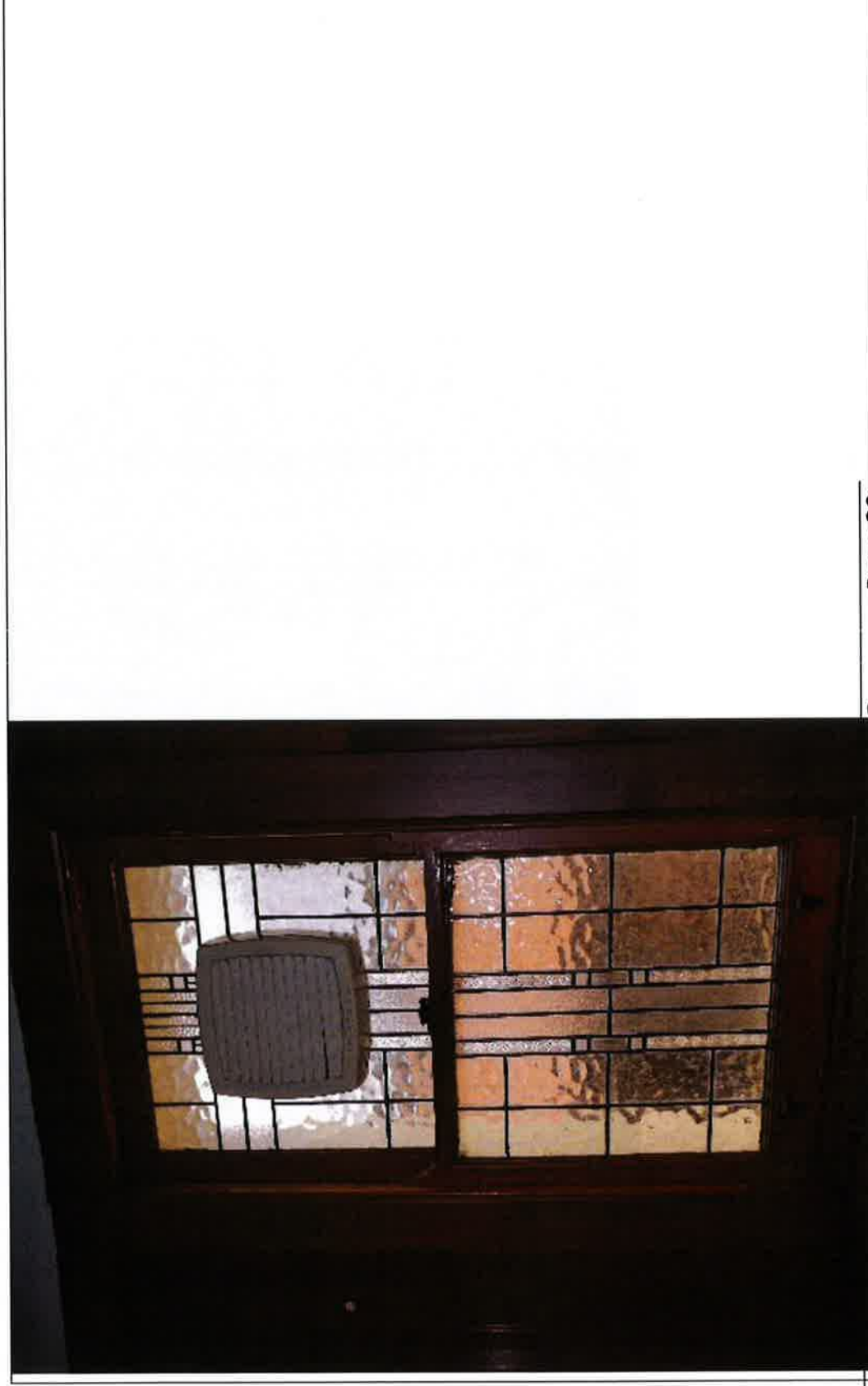


Example of timber brace and ledger doors consistent with early garage doors. Detail to be confirmed.

Applicant and Project address	Project	Background Information on heritage item	Comments	Total Cost	Grant sought	Recdn
7 Richard and Sharon Soer , Royal Hotel 130 High Street Heritage Item I101	Remove air conditioning unit from leadlight window on western wall and reinstate to original details. Reinstate missing moulding decoration to Juliet balcony on front façade.	The Royal Hotel is a Tenterfield landmark and stands on the site of the historic George Inn which operated in 1849 under the first hotel licence to be granted in the town. New owners have carried out extensive works under Development Consent 2022/049 to refurbish the hotel. The works removed a non sympathetic rear addition and the removal of later non original fabric has revealed some highly significant earlier fabric of the hotel which is to be carefully conserved including stone walls fireplaces, and early painted floors. The bulk of the proposed changes are focussed on the rearrangement of upstairs accommodation involving the removal of a number of internal walls and original plaster and panelled 1935 doors and relining with fire proof materials to meet building fire requirements and customer expectations, eg ensuite bathrooms. This will in turn provide the potential to ensure a viable future for the operation of the hotel. The owners are demonstrating a strong commitment to the restoration and ongoing use of the building as a hotel. These small projects are not commenced.	Work will remove an unsympathetic alteration, and reinstate a window which forms part of a grouping in the main dining room, resulting in a conservation gain to the main building. The repair to the moulding is located on the front façade and will reinstate the missing detail accurately. These elements have high public visibility and the building also has a high level of public access to view interior fabric (when re-opened) Priority. High	8000	50% if possible	\$2612.50 Details and construction of the proposed barn doors is to be provided. For example timber brace and ledger doors such as these are consistent with early garage doors.









Water damaged timber paneling removed for repair revealing stone and brick construction . (for interest)



Early decorative treatments uncovered , painted diamond pattern on timber floor, and remnants of early wallpapers on lower wall.
To be conserved under new underlay and carpet and panel to wall.







Missing part of moulding. Note new paint scheme (pre approved) in vellum, and olive greens from the interwar examples in Tenterfield.







CLARENCE HERITAGE

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