

Department:	Office of the Chief Corporate Officer
Submitted by:	Actg Chief Corporate Officer Paul Della
Reference:	ITEM COM2/21
Subject:	REQUEST TO RELOCATE THE BAND HALL TO LEECHS GULLY ROAD (FORMER LEECHS GULLY HALL SITE)

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

CSP Goal:	Community - COMM 5 - The community learns and grows together and fosters an involved community and creative environment.
CSP Strategy:	Promote and recognise the work of volunteers within the community.
CSP Delivery Program	Promote and recognise the commitment of volunteers within the community.

SUMMARY

The purpose of this report is to inform Council of a request from the Leechs Gully Progress Association to have the Band Hall relocated to the site of the old Leechs Gully Hall on Leechs Gully Road.

OFFICER'S RECOMMENDATION:

That Council:

- (1) Supports the gifting of the Band Hall to the Leechs Gully Progress Association subject to the association being responsible for:

 - (a) Ensuring the Band Hall can fit on the property by conducting an identification survey;**
 - (b) Ensuring the Band Hall transfer meets heritage requirements;**
 - (c) Paying for all costs associated with the relocation of the Band Hall;**
 - (d) All upkeep and maintenance on the band hall once ownership is formally transferred to the association.****
- (2) Allocates up to \$50,000 to the Leechs Gully Progress Association towards the costs associated with the items in (1) above.**
- (3) Negotiates with the Leechs Gully Progress Association on the proposed relocation of the Band Hall.**

BACKGROUND

The Band Hall was originally constructed for use by the town's brass band. Since the demise of the band, it was regularly used as a Highland Band practice and storage building, and is currently being used by the Tenterfield Gem Club and Tenterfield Car Club.

The building is a simple timber and iron, gable roofed, vernacular hall building with vertically proportioned openings. The front gable has a traditional barge roll and timber fascia. A small skillion roof covers the entry porch.

Our Community No. 2 Cont...

Currently the Band Hall is in need of major repairs and needs to be tested for suspected asbestos as identified in Council's Building Maintenance Register. Rough estimates indicate that these repairs may cost in excess of \$200,000 to complete the works required, (this figure is an estimate only and no quotations have been sought for the repairs identified).

At its Ordinary August Council Meeting a Notice of Motion was presented from Councillor Gary Verri and seconded by Councillor Greg Sauer, to see if there is any interest in the community to remove the Band Hall.

At the October Ordinary Council meeting, two (2) expressions of interest were presented to Council where it was resolved not to accept either expression of interest and to approach the Showground Trust to see if they were interested in having the building relocated to the Showground, with a further report to Council after negotiations.

The Showground Trust did not proceed with the option to relocate the Band Hall to that site and Council has now received a further expression of interest in relation to the relocation of the Band Hall.

REPORT:

The Leechs Gully Progress Association wrote to Council on 30 January 2021, expressing an interest in having the Band Hall relocated to the site of the former Leechs Gully Hall on Leechs Gully Road (request attached).

A number of matters need to be resolved and discussed with the Leechs Gully Progress Association before proceeding further and these include:

1) Whether the Band Hall would fit on the proposed site

To this end, an identification survey would need to be undertaken by the Leechs Gully Progress Association. The Band Hall is approximately 19 m long and 9 m wide, and given the map below there may be an issue with it being able to fit on the block without it extending onto Council's road reserve.

Our Community No. 2 Cont...



2) Heritage Requirements and Considerations

The Band Hall is listed in Schedule 5 of the Tenterfield Local Environment Plan 2013 (LEP) as an item of Environmental Heritage – Item I023. As such removal of the Band Hall is subject to the lodgment of a Development Application (DA) with consideration by the applicant of the provisions contained in Clause 5.10 Heritage Conservation of the LEP. As a minimum the DA must be accompanied by a heritage management document assessing the impacts that removal of the building will have on the heritage significance of the heritage item.

Lodgment of the DA and accompanying heritage management document is the responsibility of the person/s seeking to remove the Band Hall building. Council predicts the lodgment of the DA with Council to cost an estimate of \$500.00 And the heritage impact assessment report to be around \$5,000.00. This would need to be paid for by the Leechs Gully Progress Association.

Our Community No. 2 Cont...

3) Relocation Costs

Council does not have funds to move the Band Hall and this would need to be undertaken at the expense of the Progress Association.

The Leechs Gully Progress Association would be responsible for all costs associated with the upkeep and maintenance of the Band Hall should it be successfully relocated to the proposed site. Council would no longer be the owner of the asset.

It is proposed that up to \$50K be allocated to the Leechs Gully Progress Association to assist them in meeting the costs associated with the transfer and the other requirements as listed in this report.

COUNCIL IMPLICATIONS:

1. Community Engagement / Communication (per engagement strategy)

Community members were invited to submit an expression of interest for the acquisition and removal of the Tenterfield Band Hall. The advertisement was published in the Tenterfield Star, Your Local News, Tenterfield in Touch and on Councils Website, for a period of two (2) weeks.

Concerned Community members have contacted Council to notify Council that they are not happy with the removal of the building and would like to see it retained in its original position. It is expected Council will receive objections from members of the Community once a Development Application is lodged.

2. Policy and Regulation

- Tenterfield Local Environmental Plan (LEP) - 2013

3. Financial (Annual Budget & LTFP)

Lodgment of the DA and accompanying Heritage management documents is the responsibility of the person/s seeking to remove the Band Hall building. All costs associated with the removal would be at the cost of the successful party. Council would not outlay any funds except to remediate that land once the building has been removed and the up to \$50K proposed contribution towards relocation.

4. Asset Management (AMS)

Should the building be removed from Council managed land and located on private property, it would no longer be a Council asset and need to be removed from the Asset Management Plans.

Should Council retain the building, the Band Hall would remain on Councils Asset Management Plans

5. Workforce (WMS)

Nil

6. Legal and Risk Management

Council has concerns whether a favorable Heritage Assessment Report will be provided, and the risk of negative flow on affects.

7. Performance Measures

The Heritage Assessment Report will be the performance measure.

Our Community No. 2 Cont...

8. Project Management

This will be determined after further negotiations should the transfer be approved to proceed.

Kylie Smith
Acting Chief Executive

Prepared by staff member:	Paul Della	
Approved/Reviewed by Manager:	Kylie Smith, Acting Chief Executive	
Department:	Office of the Chief Corporate Officer	
Attachments:	1 Request from the Leechs Gully Progress Association re relocating the Band Hall to the site of the former Leechs Gully Hall	2 Pages

Rod & Margaret Dowe

From: "Rod & Margaret Dowe" <rdowe@bigpond.com>
Date: Saturday, 30 January 2021 12:36 PM
To: <p.petty@tenterfield.nsw.gov.au>
Attach: CCF30012021.pdf
Subject: The Band Hall relocation to Leech's Gully

Leech's Gully Progress Association
152A Leech's Gully Road
TENTERFIELD NSW 2372

27 January 2021

The Mayor
Tenterfield Shire Council
Rouse Street
TENTERFIELD NSW 2372

TENTERFIELD SHIRE COUNCIL		
2 FEB 2021		
	Action	Info
CE		
CCO		
DI		

Dear Sir,

Re: The Band Hall relocation

It has been brought to our attention that the Tenterfield Shire Council is required to move the heritage listed Band Hall from its present location.

We would be pleased to have the building relocated to the site of the old Leech's Gully Hall and request that you put this to council on our behalf.

We understand that the Hall would be moved to the site at council's expense, including piers and electricity to the building, with other establishment costs and future ongoing maintenance to be with the Progress Committee.

The site has an interesting heritage, having been donated to the people of Leech's Gully by Isabella Leech, legally enacted in 1908.

This site is cleared and level and has good access for a relocation truck.

We see this as an asset to the growing Leech's Gully community. We envisage it being used for our get togethers, Christmas Parties, Club Meetings and many other community events.

In large fire events it could be used for catering and as an emergency community safety refuge.

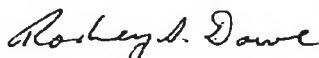
We propose to maintain the name, the heritage, and, the history of the Band Hall.

We are in possession of significant documentation and photographs relating to Leech's Gully from the late 1800's; also legal documents written and signed by J.F. Thomas, Solicitor and Auditor for the earlier Leech's Gully Progress, Industrial, and, Debating Union. The Hall would provide us with a safe place for displaying and storage of this valuable and historic material.

The trustees of the site, Grant Johnston and Gary Smith, Chairman Rod Dowe and members of the active Leech's Gully Progress Association are fully supportive of the proposal and committed to preserving the heritage of both the site and the Band hall.

Yours Sincerely

Rodney Dowe



Attached proposed site plan.

