

ATTACHMENT 1

Minutes of the Heritage Protection Sub Committee

Held Thursday 20 November 2014 in City Works Conference Room 2.01

Meeting Commenced: 6.05pm

1. Acknowledgement of Land

An Acknowledgement of Land was presented by the Chairperson, Councillor Rowell.

Councillor Ted Rowell (Chairperson) - Campbelltown City Council
Councillor Bob Thompson - Deputy Chair
Kay Hayes - Campbelltown Airds Historical Society
Robert Wheeler - National Parks Association
Learna Coupe - Campbelltown Airds Historical Society
Sue Kijurina - Campbelltown Airds Historical Society

Also in Attendance: Andrew Spooner - Manager Sustainable City and Environment
Jeff Burton - Strategic Planner
Jane Worden - Executive Support
Clarice Stretch - Campbelltown Airds Historical Society

Apologies: James Gardner - Qualified Person
Mario Majarich - National Parks Association Alternate Delegate

Sub Committee's Recommendation: (Rowell/Hayes)

That the above apologies be accepted.

CARRIED

3. Declarations of Interest

There were no Declarations of Interest made at this meeting.

4. Minutes of the Previous Meeting

Minutes of the Previous Meeting

Reporting Officer

Manager Sustainable City and Environment

Report

The Minutes of the Heritage Protection Sub Committee Meeting held on 22 May 2014, copies of which were circulated to each Sub Committee member, were presented to Council for adoption at its meeting held on 19 August 2014.

Council resolved to adopt the Minutes in accordance with the Officer's recommendation.

Officer's Recommendation

That the information be noted.

Sub Committee's Recommendation: (Wheeler/Hayes)

That the information be noted.

CARRIED

5. Business Arising from Previous Minutes

Reporting Officer

Manager Sustainable City and Environment

Purpose

To report on business arising from the Minutes of the Heritage Protection Sub Committee Meeting held on 22 May 2014.

Report

The Minutes of the Heritage Protection Sub Committee meeting held on 22 May 2014 were considered by Council at its meeting on 19 August 2014.

The matters of business arising from the previous minutes relate to the following relevant items as detailed below:

Item 7.1 Development Application for Demolition of Etchells Cottage, 60 Hansens Road, Minto Heights

That Council be requested to consider applying a condition of consent requiring that before demolition commences that the applicant submit a social and physical record (including plan and photos) to the Campbelltown Airds Historical Society.

Council approved the application under delegated authority on 3 October 2014, and included an appropriate condition for the archival recording of the property. The archival records, when received and approved by Council, will be forwarded to Campbelltown Airds Historical Society in accordance with the request by the Heritage Protection Sub Committee.

Item 7.3 Tree Removal Application – St Peter's Anglican Cemetery

That the Heritage Protection Sub Committee support the tree removal application TA 5266/2014 for the removal of four trees at St Peters Anglican Church Cemetery, subject to compensatory planting being undertaken by the applicant to the requirements of Council's Tree Specialist.

The tree removal application (TA 5266/2014) has been approved by Council to allow for the removal of the subject trees. Negotiations are continuing between the proponent and Council's Tree Specialist to determine the most suitable compensatory species and locations for planting within the cemetery grounds.

Item 8.2 Silos located on Appin Road, Campbelltown

That Council officers raise concerns with the Roads and Maritime Service in relation to the poor roofing condition of the Silos located on Appin Road, Campbelltown.

Council staff have written to the NSW Roads and Maritime Service (as owners of the heritage listed silos) requesting appropriate maintenance works be undertaken to address the concerns raised by the Heritage Protection Sub Committee. A verbal update on the matter will be provided by Council staff at the Heritage Protection Sub Committee meeting of 20 November 2014.

Officer's Recommendation

That the information be noted.

Sub Committee's Recommendation: (Coupe/Hayes)

That the information be noted.

CARRIED**6. Correspondence - Nil****7. Reports****7.1 Masterplan for Heritage Park Glen Alpine****Reporting Officer**

Manager Sustainable City and Environment

Purpose

To advise the Heritage Protection Sub Committee of the preparation of a Masterplan by Council to guide future public works and ongoing management of Heritage Park, Glen Alpine.

Report

Heritage Park is approximately 2.74 ha in area, and located at Abington Crescent Glen Alpine. The site is zoned Local Open Space under Campbelltown (Urban Area) Local Environment Plan 2002, and is also listed as an item of local heritage significance under the same plan. The park is bordered by the residential areas of Glen Alpine.

The heritage significance of the park relates to its historical association with the homestead known as 'Glen Alpine', which once stood on the elevated plateau in the south-eastern portion of the park. The approximate location of the original dwelling in the park is marked with a Council erected plaque.

Whilst there are no visible remnants of the building structure above the ground, it is understood that the original building foundations remain in situ. Some sections of an historic paved driveway are also visible within the park between the house site and Abington Crescent.

Much of the vegetation within the park is believed to be subsequent generations of plants associated with the original gardens of the homestead, with the most significant trees comprising a Bunya Bunya and Hoop Pine that are estimated to have been planted in the nineteenth century. The dominant plants within the park are the largely self-sown African Olives (a classified noxious weed) which have proliferated to cover approximately half of the park area.

To assist the ongoing management and use of the park, Council engaged Knox + Partners Landscape Architects to prepare a Masterplan that addressed both the heritage status of the park and general issues relating to the use of the park as a public open space area. A copy of the prepared Masterplan is included as the attachment to this report.

Key issues assessed in the preparation of the Heritage Park Masterplan included the following:

- Potential for disturbance of archaeological relics associated with the historic use of the site and location of Glen Alpine House

- Retention of historically significant plantings within the park
- Footpath construction to improve pedestrian connectivity and movement
- Elevated vantage points and public viewing areas
- Improve public access and safety
- Management of the proliferation of African olive bushes throughout the park.

Council is currently undertaking an environmental assessment for works within the area identified as 'Stage 1' on the Masterplan, relating to the eastern part of the park and location of the historic Glen Alpine house. In order to minimise the potential for site disturbance in the vicinity of the house site, it is noted that pathway construction is to be limited to compacted crushed granite material at ground level.

Conclusion

Council has formulated a Masterplan to guide future works within Heritage Park Glen Alpine, which is heritage listed under Council's Local Environmental Plan given its historical association with the original 'Glen Alpine' homestead. A key focus of the Masterplan has been to balance the need for Council to maintain the site as a public open space whilst ensuring the heritage significance of the site is respected.

Funding has been allocated for the first stage of works under the Masterplan which is intended to commence following a review of environmental factors being undertaken by Council staff to ensure works are undertaken in an appropriate manner.

Officer's Recommendation:

That the Heritage Protection Sub Committee notes the preparation of a Masterplan by Council to guide future public works and ongoing management of Heritage Park, Glen Alpine.

Sub Committee's Recommendation: (Wheeler/Coupe)

That the information contained in the Masterplan for Heritage Park Glen Alpine report regarding the preparation of a Masterplan by Council to guide future public works and ongoing management of Heritage Park, Glen Alpine be noted by the Heritage Protection Sub Committee.

CARRIED

7.2 Restoration of the Heritage Listed Hurley Park Reservoir, Cattle Tank and Silt Traps

Reporting Officer

Manager Sustainable City and Environment

Purpose

The purpose of this report is to update the Heritage Protection Sub Committee on restoration works planned for the Hurley Park reservoir, cattle tank and silt traps.

Background

The Hurley Park reservoir, cattle tank and silt traps represent unique examples of stone masonry structures dating from 1838. The structures were designed and constructed for the purpose of a public water supply for Campbelltown, and represent the last major construction project carried out by convict labour under military control in the district. The reservoir, cattle tank and silt traps are listed by Council as heritage items of significance.

The structures comprise a stone walled reservoir, and an overflow 'cattle' tank, and two silt trap structures built in the courses of the two creeks formerly feeding the reservoir. The main reservoir was used for domestic water supply from 1840 to 1888, and the overflow in the lower tank was used to water cattle. The reservoir currently serves as a dry detention basin in Campbelltown's Flood Mitigation Scheme.

In 2004 Council engaged Connybeare Morrison to prepare a Conservation Management Plan (CMP) to provide guidance for the development, care, maintenance and long-term use of the reservoir, silt traps, and cattle tank, as well as the functional uses of the park and landscaping.

In November 2005, Council appointed Bill Jordan and Associates to prepare a Heritage Engineering Report (Attachment 1), to guide the restoration works for the site in accordance with the recommendations of the CMP. This specialist input was essential given the significant age of the stonewalls, and unique construction techniques used in building of these structures. At that time, the estimated cost of restoration works was estimated to be in the order of \$400,000, however this figure would need to be requoted as works progress.

Council has also prepared a Landscape Masterplan for the broader site which was completed in August 2006. This plan includes replacement fencing along the reservoir walls, interpretive walkways, and supplementary native planting and play equipment within the recreation area of Hurley Park.

In 2008, Council engaged 'Stonemason and Artist P/L' to commence restoration works of the Hurley Park Reservoir and Cattle Tank in accordance with the recommendations of the CMP and Heritage Engineers report. These works focused on the cleaning and re-mortaring of the cattle tank sandstone wall. Further works planned under future stages include stone work repairs to the channel, reservoir wall and silt traps, in addition to weed and silt removal.

Since 2008, Council has undertaken a number of general asset improvements to Hurley Park, including new flood lighting and construction of an amenities building. However, no further restoration works on the sandstone structures have occurred given the specialist nature of the works and dependency upon additional funding being sourced.

Report

At its meeting of 16 September 2014, Council requested that a report be presented on all possible funding grants for the repair and ongoing maintenance of the two silt trap sandstone spillways and other heritage resources located at Hurley Park. A subsequent briefing was presented to the Councillors on 28 October 2014 by the Director of Planning and Environment which identified the most likely sources of grant funding as follows:

1. Metropolitan Green Space Program

The Metropolitan Green Space Program is a NSW Department of Planning initiative that focuses on regionally significant projects and funding towards projects that can demonstrate the achievement of regional outcomes. The program also considers contributions towards projects that promote regional accessibility to natural bush lands and waterways achieving quality open space areas in the built environment.

Annually, approximately \$3 million is available, on a dollar-for-dollar matched funding basis. Council staff are investigating whether the proposed conservation works within Hurley Park may be eligible for funding under the 2015 program, which is anticipated to be open for new applications in the new year.

2. NSW Office of Environment and Heritage (OEH)

Possible funding is available under two broad categories of grant funding provided by OEH.

As a local heritage listed item, Council can make application for limited funding assistance under the 'Local Heritage Fund' category of funding. Applications for project funding in 2015–16 are expected to be open late 2014.

Alternatively, OEH has a greater pool of funding available for State listed heritage items (generally up to \$75,000 on a dollar for dollar basis). However, this would not be an option at present given that the subject item is not listed on the State Heritage Register. Enquiries made with OEH indicate that any application for State Heritage listing would require the authorisation of the Department of Lands as the property owner.

3. Crown Lands Public Reserves Management Fund Program

Crown Lands administer the Public Reserves Management Fund Program (PRMFP) which is an annual program providing financial support for the development, maintenance and improvement of public reserves. Managers of any NSW Crown reserve, as well as freehold showgrounds and schools of arts, can be eligible to apply for funding.

The program provides grants and low interest loans to eligible applicants through a competitive application process. This funding has supported initiatives such as the maintenance of showgrounds and community halls, the improvement of local parks and reserves and the development of Crown caravan parks.

The planned conservation works to the Hurley Park heritage structures would likely fall within the scope of eligible projects that may be considered for grant funding or a loan application under the program.

Conclusion

Council is committed to the conservation of the heritage listed water supply reservoir and cattle tanks at Hurley Park, with restoration works planned in accordance with the adopted Conservation Management Plan for the site. Initial sandstone restoration and re-mortaring works have been carried out on the cattle tank structure, with further stages of restoration works on the reservoir wall and silt traps being investigated and costed.

Council is currently undertaking a site maintenance program to improve the park setting of the heritage listed structures, including the upkeep of existing fencing, weed and vegetation removal, and general maintenance of the drainage lines leading to the silt traps. It is considered that these interim measures will improve the physical condition of the site and expose the structures to allow a better examination by appropriately qualified heritage consultants to advise Council on the next stages of sandstone restoration works.

A number of potential State Government funding sources have been identified to assist the cost of progressing conservation works, as outlined in the body of this report. In this respect, it is considered that Council should continue to pursue the most suitable funding opportunities under these grant programs, including organising quotes from appropriately qualified stonemasons, identifying costs and funding commitments required by Council, and consultation where necessary with the NSW Department of Lands as site owner.

Officer's Recommendation

That Council pursue additional funding opportunities from suitable Government grant programs to assist with the cost of restoration works planned for the heritage listed Hurley Park reservoir, cattle tank and silt traps.

Sub Committee's Recommendation: (Wheeler/Hayes)

1. That Council be asked to pursue additional funding opportunities from suitable Government grant programs to assist with the cost of restoration works planned for the heritage listed Hurley Park reservoir, cattle tank and silt traps.
2. That Council be asked to consider replacing the plaque currently missing from the Cattle Tank stone monument with a replica plaque that reads "This stone was unveiled on 24 March 1981 to commemorate the commencement of restoration of this historic site".
3. That Council be asked to consider installing an information/educational board regarding the historical significance of the Cattle Tank site for the information of visitors.

CARRIED

7.3 Local Heritage Fund Application - 'Morning Glory' House, Wedderburn Christian Camp

Reporting Officer

Manager Sustainable City and Environment

Purpose

The purpose of this report is to seek a recommendation of approval from the Heritage Protection Sub Committee for Council to fund the subject application under Council's Local Heritage Fund 2014/2015.

Background

Morning Glory House dates from circa 1880 and is listed by Council as an item of local heritage significance primarily for its association with the artist and ornithologist, Gracius Joseph Broinowski, who arrived in Australia from Poland in about 1857.

The building is where G.J. Broinowski was residing when he produced his major works ""Birds and Mammals of Australia" and the later "The Birds of Australia." The Broinowski family were among the earliest European residents of the Wedderburn area.

Morning Glory House is also of aesthetic significance as a weatherboard building with a unique steel clad gabled roof form, likely to be related to both Broinowski's Polish origins and his profession as an artist. The front elevation features three gabled roofs with gable ends facing the front, with box gutters between, the central gabled roof being steeper in pitch than the two flanking gabled roofs. The front elevation also features a skillion roofed return verandah on timber posts.

The subject property is 55 hectares in area and heavily vegetated, with a number of buildings located within a central cleared area used by Wedderburn Christian Camp. Morning Glory House is the only heritage listed building on the property.

In 2013, Council granted consent to formalise the use of the subject building for dormitory accommodation as part of the ongoing use and management of the site by the Wedderburn

Christian Camp. The adaptive re-use of the building was subject to a heritage impact assessment to appropriately address the long term maintenance requirements for the building. This included a maintenance schedule for the building's roofing, downpipes and guttering.

Report

The subject application seeks financial assistance under Council's Local Heritage Fund 2014/2015 for replacement of perimeter roof guttering on the local heritage listed Morning Glory House, 208 Minerva Road Wedderburn.

The application has been submitted by the owners of the property, 'Pro Campo Ltd'. A copy of the application (letter) provided by applicant is included as Attachment 1. The condition of the existing guttering on the building is shown in photos included as Attachment 2.

The applicant has advised that the existing gutters on the perimeter of the lower roof are under-capacity for containing stormwater from common rainfall events, mainly in the areas of concentrated flow discharged from the higher gable roof gutters.

The owner is also intending to replace the gutters with a leaf guard gutter system, so as to improve the water quality collected and reduce the potential fire hazard of leaf litter build up.

An inspection of the building has been undertaken, and whilst the existing gutters are considered to be in fair condition and would benefit from some basic maintenance to improve their function and appearance, the improvements identified by the applicant are considered to have sufficient merit for the application to be supported under the Local Heritage Fund.

In this respect, the replacement of guttering and downpipes with a consistent and sympathetic style and colour would improve the appearance of the building and reduce the potential for water damage to the building fabric. The improved function of the gutters would also assist with rainwater collection and storage for fire fighting purposes, noting that the site is not serviced by town water.

The application seeks the maximum allowance under the Local Heritage Fund of \$2000, noting that the total cost of the works is estimated at \$4,180. The application has been considered in accordance with the Local Heritage Fund Guidelines and is generally consistent with the assessment criteria for eligible works. Accordingly, it is recommended that the application be recommended for approval by the Heritage Protection Sub Committee.

Officer's Recommendation

That the Heritage Protection Sub Committee request that Council approve the Local Heritage Fund (2014-2015) application for \$2000 from 'Pro Campo Ltd' for replacement guttering on the heritage listed Morning Glory House, with payment being subject to works being completed in accordance with the Heritage Fund Guidelines.

Sub Committee's Recommendation: (Coupe/Hayes)

The Heritage Protection Sub Committee request that Council approve the Local Heritage Fund (2014-2015) application for \$2000 from 'Pro Campo Ltd' for replacement guttering on the heritage listed Morning Glory House, with payment being subject to works being completed in accordance with the Heritage Fund Guidelines.

CARRIED

8. General Business

8.1 Conservation Plan of Management - Glenalvon

The President of the Campbelltown and Airds Historical Society advised that earlier this year Council's Manager Cultural Services had referred a copy of a Conservation Management Plan (CMP) prepared for Glenalvon to the Historical Society for their review, with any comments to be forwarded to the Heritage Protection Sub Committee for consideration. It was noted that the CMP had been prepared by a Heritage Architect engaged by Council.

The President of the Campbelltown and Airds Historical Society advised that their initial review of the CMP had identified a number of errors, and that additional time would be required by the Society to complete the overall review and provide comments.

Sub Committee's Recommendation: (Hayes/Wheeler)

That Council's Manager Cultural Services be invited to attend the next Heritage Protection Sub Committee meeting to liaise with the Campbelltown and Airds Historical Society in relation to their review of the Conservation Management Plan prepared for Glenalvon.

CARRIED

8.2 Horse Trough at Rosemeadow

The Campbelltown and Airds Historical Society enquired with Council Officers as to the current location of a historical horse trough which was believed to be formerly located at Noorumba Reserve, Rosemeadow.

Council's Strategic Planner advised the Committee that Council's heritage register contained no record of a horse trough within Noorumba Reserve. Further, that a previous search of Council's historical records was undertaken however no information was found to confirm the whereabouts of the subject trough.

Sub Committee's Recommendation: (Wheeler/Coupe)

That the information be noted.

CARRIED

8.3 Former Fisher's Ghost Restaurant

Councillor Bob Thompson enquired with Council Officers as to the status of the former Fisher's Ghost Restaurant site and what actions have been undertaken to have the site and building secured to prevent further vandalism and deterioration of the building.

Council's Strategic Planner advised that the declining condition of the former Fisher's Ghost Restaurant has been an ongoing frustration for Council over recent years, with Council having no legal ability to compel a private owner to appropriately maintain a local listed heritage item. Council has previously written to the State Government requesting that the *Heritage Act 1977* be amended to require a minimum standard of maintenance for local heritage listed items, similar to that required for State listed heritage items. No changes to the relevant legislation have occurred to suitably address these concerns raised by Council.

As such, Council's enforcement action for the subject property has generally been limited to ensuring a minimum standard of public health and safety under the *Local Government Act 1993*.

Consequently, this has only resulted in a basic level of maintenance being undertaken for the site, including removal of overgrown vegetation, boarding up the building and the erection of security fencing around the site perimeter to restrict public access.

It was also noted that Council staff have previously met with the property owner to try and facilitate a sustainable use for the property, however there has been no recognisable action undertaken to date by the property owner.

Council's Strategic Planner confirmed that for the property to be considered for State Heritage listing, a detailed investigation of the heritage significance of the property would be required by an appropriately qualified person to demonstrate that property attained predetermined thresholds for listing set out by the NSW Heritage Council. It was unclear whether the property would have sufficient heritage significance to be listed on the State Register, however the listing process would be difficult to pursue without the endorsement of the property owner.

The Heritage Protection Sub Committee discussed the historical significance of the former Fisher's Ghost Restaurant and agreed that the deteriorating condition of the building needed to be addressed. It was therefore requested that Council officers write to the State Member for Campbelltown requesting that representations be made to appropriate authorities on Council's behalf to facilitate required restoration works for the building, and if possible assistance with listing the item on the State Heritage Register.

Sub Committee's Recommendation: (Thompson/Hayes)

That Council be requested to write to the State Member for Campbelltown requesting that representations be made to appropriate authorities on Council's behalf to facilitate required restoration works for the former Fisher's Ghost Restaurant building, and if possible assistance with listing the item on the State Heritage Register.

CARRIED

8.4 Silo's located on Appin Road

The Campbelltown and Airds Historical Society enquired with Council officers if any further action had taken place in relation to the restoration of the Silos located on Appin Road. Council's Strategic Planner advised the Committee that Council has written to the Roads and Maritime Services (RMS) which is the responsible authority in relation to this matter and has to date received no reply, however Council will continue to pursue a formal response from the RMS.

Council's Strategic Planner also advised the Committee that some vegetation management works were being undertaken by Council within the road reserve near the Silos, including the removal of overgrown olive trees near the base of the structure.

Sub Committee's Recommendation: (Coupe/Hayes)

That the information be noted.

CARRIED

8.5 Proposed Meeting Dates 2015

Council's Strategic Planner advised the Committee of the following proposed Heritage Protection Sub Committee meeting dates for 2015. It was noted that these dates are subject of a report to be submitted to Council for consideration and approval:

Thursday at 6.00pm

12 February

28 May

20 August

26 November

Sub Committee's Recommendation: (Hayes/Wheeler)

That the information be noted.

CARRIED

Councillor Ted Rowell

Chairperson

Meeting Concluded: 6.55pm