

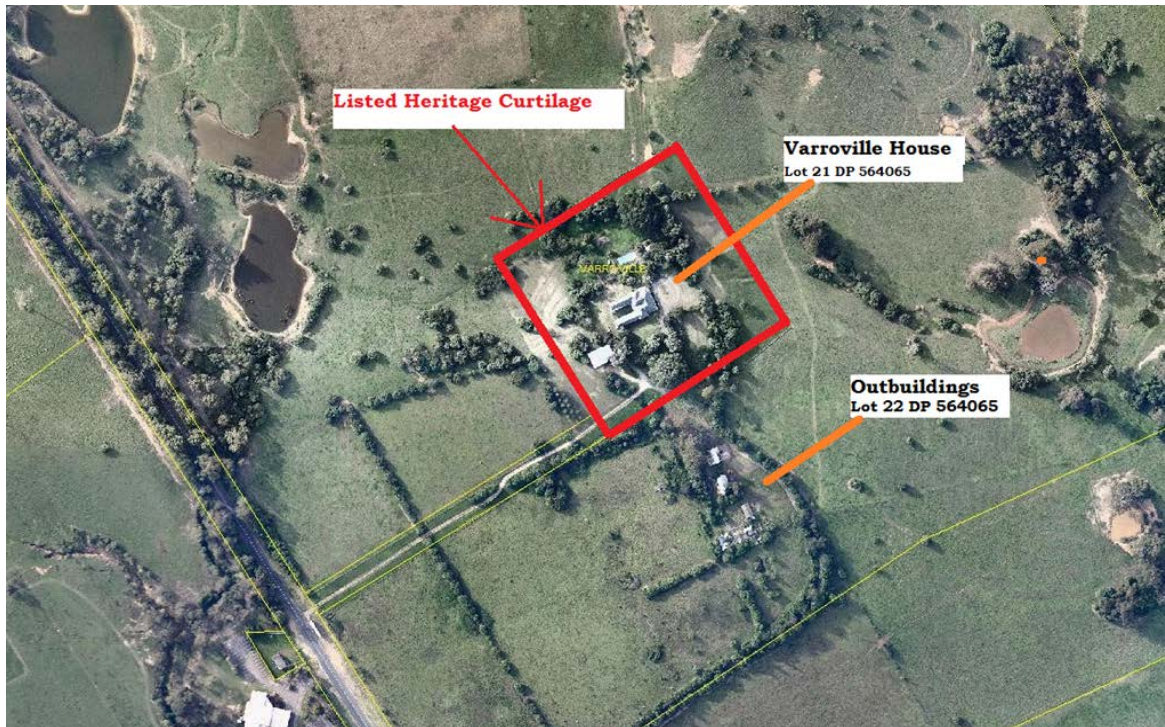
14. ANSWERS TO QUESTIONS WITH NOTICE

14.1 Answers to Questions With Notice

The following answers are provided to questions that were raised at Council's previous Ordinary meeting held 17 November 2015:

Varro Ville outbuildings

Background



'Varro Ville' is under private ownership and listed as an item of heritage significance on the State Heritage Register (and Council's LEP D8).

- The listed heritage curtilage (see above) captures the main homestead but excludes the 'outbuildings' which are located on the adjoining Lot 22 DP 564065 under different ownership. It is important to understand that while the Varro Ville Homestead is heritage listed, the nearby outbuildings the subject of this Question With Notice are not.

1. What specific action has Council taken to ensure the stability and public safety of the 19th century Varro Ville outbuildings?

Answer: In response to a Notice of Proposed Order served by Council on 19 November 2014, in December 2014 the owner of the subject site commissioned 'Graham Brooks and Associates - Architects Heritage Consultants' to guide the repair and provision of protective works on the subject buildings. The Notice served by the Council required the owner of the property to secure dislodged roof sheeting that, in the event of detaching from the building and becoming airborne, may present a risk to public safety.

An inspection of the site in January 2015 revealed that the works specifically identified on the Notice were satisfactorily completed. As such, no Order was subsequently issued by Council.

In addition to those works, other works identified by the heritage report have been undertaken on the site which includes the refixing of loose/missing timber supports, clearing of the undergrowth from around the buildings and nearby fire hydrant, as well as repairs to the existing access road so as to enable easy access for fire fighting vehicles if required.

It is also the case that the use of the buildings has been ceased and the site has been cordoned off to prevent public access and so as to ensure the public is not at risk from failure of the building/s. Currently the site is considered a building site and is being maintained as such.

Notwithstanding the above, a more recent inspection of the site has revealed that in addition to the works that have been completed, there may be further works required to ensure that the building/s are shored/propped in accordance with the heritage reports recommendations. As a result, investigations are currently being undertaken by Council officers to determine whether or not such works are in fact required. In the event that it is established that urgent works are required, a new Notice of Proposed Order will be served on the owner to ensure that the structures are shored/propped in accordance with the recommendations of the heritage report and to the satisfaction of a suitably qualified structural engineer.

2. Can Council outline how the owners of the 19th century Varro Ville outbuildings have complied with their written undertakings and obligations in relation to those buildings?

Answer: The owners have complied with their legal obligations under the *Local Government Act 1993* to ensure the public safety of the site and buildings as outlined above.

Any (future) proposed development of the land or buildings would need to examine the heritage significance of the site, and this may include further repair or restoration works. However there is no obligation on the owner to undertake this assessment until such time as a development application is submitted for the development of the site.

Notwithstanding, and separate to the issue of continued public safety, it is Council's understanding that the owner of the site is continuing with reparation works as and when funds become available.