



Hawkesbury City Council

ordinary meeting business paper supplementary

date of meeting: 12 June 2001

location: Council Chambers

time: 7.30pm

ORDINARY MEETING

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ITEM: 76 **Local Heritage Assistance Fund****FILE NUMBER:** GH020/041Pt05/EVD/ORF12LBX.V17

REPORT:**Introduction**

In March 2001 Council wrote to all owners of a heritage listed properties in the City inviting applications for grants under the Local Heritage Assistance Fund.

The aim of the fund is to encourage the retention and conservation of the heritage of the Hawkesbury through the provision of funds for conservation works to property owners. The fund provides grants on a dollar for dollar grant basis. Ten thousand dollars has been allocated for this round of grants. Council received eleven applications for funding.

Assessment Criteria

Applications were assessed by the Heritage Advisory Committee, Council's Heritage Adviser (Ms Jyoti Somerville) and Council staff. The criteria used to assess applications included the following:-

- the applicant's ability to demonstrate technical and financial responsibility in relation to the project and demonstrated ability to complete the project within twelve months;
- the degree to which the applicant is financially contributing to the project;
- projects which clearly compliment broader conservation objectives, for example projects which implement key findings of heritage studies or projects in designated main streets or conservation areas;
- projects which would encourage conservation of other heritage items;
- projects of demonstrated heritage value to the community, commonly the item concerned will appear on many heritage lists;
- projects which are highly visible to the public, for example the replacement of a verandah to a building in a main street;
- projects which have high public accessibility;
- projects involving aspects of heritage which have received little or no funding, for example, historic gardens;
- projects subject to conservation controls where the owner is able to show hardship arising from conservation work required to the item;

- projects to avert a threat to a heritage item; and
- projects which implement the recommendations of the following studies:-
 - The Windsor Streetscape Study;
 - The Richmond Townscape Study;
 - The Windsor and Richmond Colour Scheme Study;
 - The Pitt Town Slab Barn Study; and
 - The Colo and Macdonald Valleys Cemeteries Study.

Following advice from Ms Jyoti Somerville, members of the Heritage Advisory Committee and Council staff assessed the applications on 10 May 2001.

Funding Recommendations

The Heritage Advisory Committee resolved to recommend to Council that the following persons be awarded the following grants.

Applicant	Address	Proposed Works	Funding Recommended	Special Conditions
Mr Blunt	114 Lennox Street Richmond	Damp-proofing, repair of skirting, plaster and rendering, painting	\$1000	
Mr & Mrs O'Toole	8 Chatham Street Pitt Town	New front fence and gates	\$1199	Proposed works to be discussed with Council's Heritage Advisor (HA) prior to commencement
Mr & Mrs Perri	291 George Street Windsor	Painting of the exterior of the building	\$1500	Paint and colour scheme to be approved by HA prior to commencement
Mr Miller	816 Grose Vale Road, Grose Vale	Repair cracks in walls and plaster, painting of interior rooms	\$1000	Funding available only for repair of cracks on walls and plaster.
Mrs Chilman	35 North Street Windsor	Repairs to front verandah including replacement of rotten timbers, roofing iron and guttering.	\$1500	Proposed works to be discussed with HA prior to commencement

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Applicant	Address	Proposed Works	Funding Recommended	Special Conditions
Mr Bell	530 Wilberforce Road, Wilberforce	Repairs to verandah including replacement of roofing iron, decorative cast iron panels, damp proofing, painting of roof, resealing of fountain.	\$1500	Funding available only for cast iron panels, roofing and drainage works. Proposed works to be discussed with HA prior to commencement.
TOTAL			\$7,699	

In cases whereby the works are to be discussed with Council's Heritage Advisor, the Committee considered that whilst the overall application had merit and could be supported, clarification/advice was required on specific aspects of the works.

Whilst the fund's budget is \$10,000, the Committee resolved only to recommend \$7,699 in grants because it was considered that relative merit and costing of the works proposed did not warrant the full expenditure of the grant monies available. Five (5) applications for funding were not supported. These applications and the reasons for not recommending funding is provided below.

Applicant	Address	Proposed	Reasons for not awarding grant
Mr Milios	180 George Street Windsor	Replacement and painting of gutters	Not all relevant information provided.
Mr Feher	26 Francis Street Richmond	Replacement of front verandah and painting	Application unclear as to nature and appropriateness of works. Recommend meeting with HA for further advice.
St Mathews Anglican Church	Moses Street Windsor	Desalination of brickwork	Application unclear as to desalination works proposed. Applicant has previously received funding.
Ms Bradshaw	21 Francis Street Richmond	Reinstatement of two chimneys	Application unclear as to exact nature and justification of reinstatement works. Recommend meeting with HA for further advice.
Hincross Pty Ltd	319 George Street Windsor	Painting of roof	Not all relevant information provided.

The Committee raised concern about the low number of applications received (eleven in total) and the generally minor nature of the conservation works proposed. The Committee noted that in previous years when the fund's budget was greater Council received a larger number of applications for a wider variety of works.

As a result, the Committee resolved to request that Council increase the budget for the next round of funding, i.e 2001/2002, from \$10,000 to \$28,301. This amount consisting of \$10,000 currently proposed in the draft budget, \$16,000 from the repayment of a heritage assistance loan to Mr H Irwin (this was repaid in February 2000 and is presently in the Heritage Reserve Account), and the \$2,301 not allocated from this round of grant allocations.

Notification of Grants and the Plain English Agreement

All applicants will be advised of the determination of their application. Where appropriate, unsuccessful applicants will be provided with relevant advice and invited to apply next year.

Successful applicants are required to enter into a Plain English Agreement with Council. This agreement includes provisions for acceptance of the offer of funding, permission to commence work, revocation of funding, time limits, claims for payment, and any special conditions relating to the project.

On completion of the work an inspection will be carried out by Council officers to ensure that the work has been carried out in accordance with the Plain English Agreement. If the work is satisfactory a cheque for the approved grant amount will be forwarded to the applicant.

RECOMMENDATION:

That:

1. Council approve the grants identified in this report and the applicants be advised accordingly.
2. The proposed 2001/2002 budget for the Local Heritage Assistance Fund be increased from \$10,000 (ten thousand) to \$28,301 (twenty-eight thousand three hundred and one). This amount being funded from the \$10,000 (ten thousand) currently proposed in the draft 2001/2002 budget; \$16,000 (sixteen thousand) from the repayment of a heritage assistance loan to Mr H Irwin, which is presently in the Heritage Reserve Account, and the \$2,301 (two thousand three hundred and one) not allocated in the 2000/2001 budget.

ATTACHMENTS:

There are no supporting documents for this report.

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ITEM: 77 Australian Honour Awards**FILE NUMBER:** GC030/003 Pt12/GMA/ORF12LCX.G19

REPORT:

Seven residents of the Hawkesbury were announced yesterday as being the recipients of Australian Honours.

The Australian Honours system celebrates those individuals which stand above the everyday and mark the extraordinary in our society. It belongs to the people and the Nation in serves. It recognises the achievements, services and contributions valued by the Australian people.

To receive such an award for exceptional service is one of the greatest honours that a Nation can bestow upon its citizens.

The seven recipients include the present Mayor, Councillor Rex Stubbs, former Mayor and Councillor Mr Bruce Brown and staff member Ms Michelle Nichols.

The seven, and their service contributions, are:

- Mr Bruce Brown, for service to the community of Hawkesbury through veterans' social welfare, sporting and service groups.
- Mrs Judith Barr, for service to youth, particularly through the Youth Insearch program.
- Ms Michelle Nichols, for service to the community through the preservation of the history of the Hawkesbury District.
- Flight Sergeant Norman Stringfellow, for outstanding service in the field of aircraft maintenance.
- Dr Rex Stubbs, for service to local government and to the community of the Hawkesbury area.
- Brigadier Richard Irving, for exceptional service to the Australian Army in the fields of training, personnel and operations.
- Station Officer Terry Munsey, Australian Fire Service Medal.

RECOMMENDATION:

That Council congratulate the Hawkesbury residents who received Australian Honours for their exceptional service to the community and their organisations.

ATTACHMENTS:

There are no supporting documents for this report.

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ITEM: 78 Cultural Facilities Development**FILE NUMBER:** GC130/032 Pt2/GMA/ORF12LCX.G18**PREVIOUS ITEM:** 37, GPC Section 3 - Organisation & Resources (29.05.2001)

REPORT:

The Council has requested a further report on the total costs of the library, museum and gallery facilities, including management costs.

The attached table indicates the total capital costs, operating costs (human resources and other - cleaning, electricity and telephone etc) and likely lease income for the cultural facilities projects.

The first column is the original concept with total capital cost of \$13 million (thirteen million dollars), operating costs of \$400,000 (four hundred thousand dollars) and likely lease income of \$480,000 (four hundred and eighty thousand dollars).

The second column is the result of the design competition where the environmentally sustainable development option was chosen with the additional cost of \$630,000 (six hundred and thirty thousand dollars) with a likely pay back time of five to seven years and the larger car park accommodating 103 (one hundred and three) vehicles. This provided a total capital cost of \$14.63 million (fourteen point six three million dollars), operating costs of \$320,000 (three hundred and twenty thousand dollars) and lease income of \$480,000 (four hundred and eighty thousand dollars).

The third column follows the Council Resolution to provide an extension to the existing museum and to look at placing the gallery in the current library building. This provides a total capital cost of \$16.1 million (sixteen point one million dollars), operating costs of \$590,000 (five hundred and ninety thousand dollars) and a likely lease income of \$870,000 (eight hundred and seventy thousand dollars). The lease income is dependent upon leasing a further 1,600 sqm (one thousand six hundred square metres) of office space. The original concept was to lease a total of 1,600 sqm (one thousand six hundred square metres) with this proposal there would be 2,850 sqm (two thousand eight hundred and fifty square metres) of commercial space that could both have some difficulty in leasing and have an impact on existing premises within the town.

The fourth column is to provide additions to the museum and have the gallery co-located in the same building as the library, but separated. This has a total capital cost of \$15.56 million (fifteen point five six million dollars), operating costs of \$380,000 (three hundred and eighty thousand dollars) and a lease income of \$660,000 (six hundred and sixty thousand dollars).

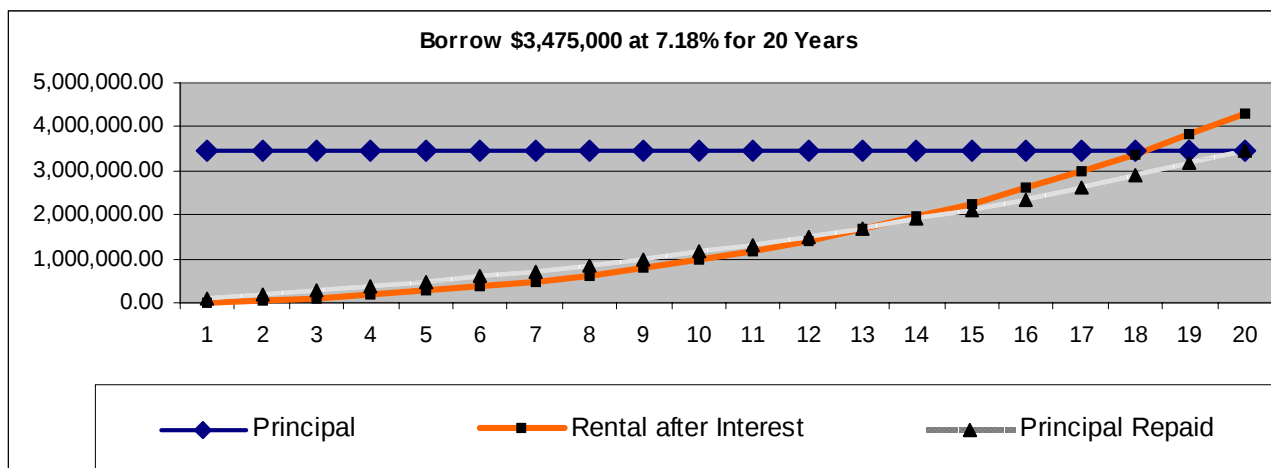
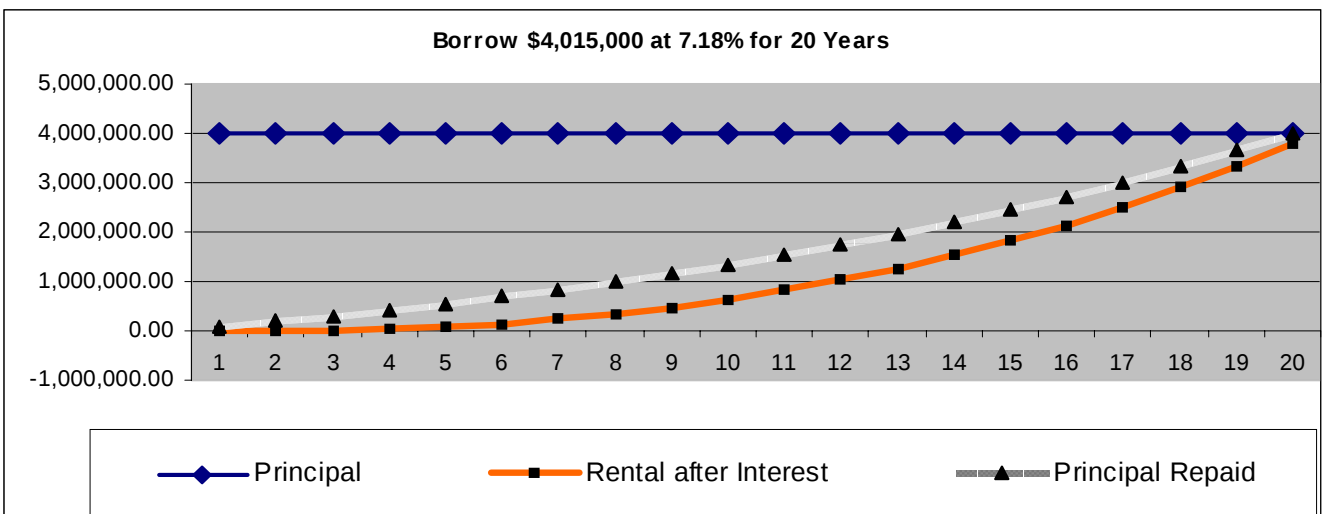
Council engaged International Conservation Services to provide advice on the proposed cultural facilities. Their advice to date has been that the current museum is well located for its purpose and that the current collection is better suited to that style of building and location rather than a new building, and that they do not recommend a gallery being placed into the current library building. Given that this organisation has expertise in the area, and been engaged by the Council for this purpose, it is recommended that with their review of current facilities and resources and their

consultation with the two groups (Friends of the Hawkesbury Art Collection, and Museum Committee) that they should consult with the engaged architects on the best approach to placing a gallery into the building that will house both it, the library and some commercial premises.

In the report to Council in November 2000, it was necessary to borrow \$174,000 (one hundred and seventy four thousand dollars) to make up the \$13 million (thirteen million dollars).

To meet the proposal for the museum additions, a separate gallery in the current library building and a new library it would be necessary to borrow the \$174,000 (one hundred and seventy four thousand dollars) plus the \$741,000 (seven hundred and forty one thousand dollars) due to the non-sale of the museum in Thompson Square plus the \$3.1 million (three point one million dollars) to meet the \$16.1 million (sixteen point one million dollars) total capital cost. This would require borrowings of \$4.015 million (four point zero one five million dollars). On the same basis to meet the total capital cost of the museum additions and a combined gallery and library it is necessary to borrow \$3.475 million (three point four seven five million dollars).

The following graphs indicate the two borrowing programs. The repayments of principal are compared to the commercial income received. For the borrowing of \$3.475 million (three point four seven five million dollars) this occurs at approximately 18 years, but would occur at some time after that, in excess of 20 years, for the \$4.015 million (four point zero one five million dollars).



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RECOMMENDATION:

That the information be received.

ATTACHMENTS:

AT-1 Table of Former Hawkesbury Hospital Site.

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