

## 10.6. Don Bank Museum - roof replacement

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<b>ATTACHMENTS</b>	Caring for Heritage grant application
<b>CSP LINK</b>	<b>Outcome 6 – A vibrant LGA where culture and creativity is enjoyed by all</b> C2. Preserve and celebrate North Sydney's heritage

### PURPOSE:

The purpose of this report is to advise Council of the successful application for funding from the NSW Government towards the replacement of the roof on the Don Bank Museum and outlines the budgeting adjustment necessary in order to receive the grant.

### EXECUTIVE SUMMARY:

- The Don Bank Museum is the oldest timber house on Sydney's north shore. The need to renew the roof of the Don Bank Museum (and the possibility of using metal rather than shingle) was reported to Council on 12 December 2022 and 23 March 2023.
- In January 2025, Council staff submitted an application to the Caring for State Heritage Grants program for the renewal of the roof on the Don Bank Museum. Council was advised in May 2025 that the application had been successful in securing \$158,585 towards the renewal of the roof through the program on a dollar-for-dollar basis.
- The grant program requires completion of the works within 24 months, from 1 July 2025. It is proposed to secure approvals in the 2025/26 financial year and undertake works in the 2026/27, which will assist Council in meeting its funding commitments.
- Council will need to allocate \$158,585 from its 2026/27 Capital Works Program to meet its grant funding obligations.

### RECOMMENDATION:

**1. THAT** Council notes the successful grant funding application through the 2025-27 Caring for State Heritage Grants program which will assist with the renewal of the Don Bank Museum roof.

**2. THAT** Council notes that Council's 2025/26, 2026/27 Operational Plans and Capital Works Programs will be adjusted to include \$158,585 for the renewal of the Don Bank Museum roof to meet its funding obligations under the 2025-27 *Caring for State Heritage Grants* program.

## **Background**

The Don Bank Museum is the oldest timber house on Sydney's north shore, and one of the best-preserved buildings of its type in the state. It was bought by North Sydney Council in 1979 to ensure its preservation, restored, and was opened as a museum in 1981. The story told in the museum displays is essentially that of the White family, who lived in the house through much of the 20th century.

The committee formed to guide the restoration initially decided upon reinstating timber shingles because they thought the most significant period for the building was the mid-19th century. The decision was made without knowledge of the Burra Charter which had just been adopted as the international standard for heritage conservation. Don Bank was listed on the State Heritage Register in 1999.

The 2023 Conservation Management Plan allows for the possibility of installing a corrugated iron (not modern zincalume) roof, if all other avenues for funding a shingle roof have been exhausted.

The need to renew the roof of the Don Bank Museum, and the possibility of using metal rather than shingle, was reported to Council on 12 December 2022 and 23 March 2023. Both reports presented the case for the substitution of metal for shingles on the basis of heritage principles and cost. The use of shingles contravenes the Burra Charter principles of respecting existing fabric and intervening only as much as necessary. Metal sheeting had been the roofing material of the building since 1893, and therefore the proposed material for the renewal.

## **Report**

In January 2025, Council staff submitted an application to the Caring for State Heritage Grants program for the renewal of the roof on the Don Bank Museum. Council was advised in May 2025 that the application had been successful in securing \$158,585 towards the renewal of the roof through the program on a dollar-for-dollar basis.

The total cost of the works is estimated to be \$317,170, based on quotations which includes the renewal of the roof and associated components such as gutters, downpipes, and painting. The estimate also includes the necessary consultancies required to prepare and submit approvals for the required works and includes contingencies.

The grant program requires completion of the works within 24 months, from 1 July 2025. It is proposed that the first 12 months of this period will be spent on preparing and securing approvals to undertake the works under Section 60 of the NSW Heritage Act (1977) and necessary Development Consent. This time will also be used to secure contractors and coordinate works, which it is anticipated will be undertaken in the 2026/27 financial year. This programming will assist Council in relation to its financial obligations in funding these works.

## **Consultation Requirements**

No community consultation has been undertaken to inform the recommendations within this report. However, the renewal of the roof will be notified to the operators and patrons of the building.

Council's historian will produce a web presentation covering the renewal and outlining the decision to reinstate a metal roof after more than 40 years of the shingle roof.

## **Financial/Resource Implications**

The securing of the grant through the *Caring for State Heritage Grants* assists Council to undertake these works, however Council will need to allocate matching funding from its 2026/27 Capital Works Program to meet its grant funding obligations.

## **Legislation**

- NSW Heritage Act (1977)
- NSW Environmental Planning and Assessment Act 1979