

13 June 2017

Ref: OL/PP/GumbleHall

General Manager
Cabonne Council
PO Box 17
MOLONG NSW 2866

council@cabonne.nsw.gov.au

Assess:
31152

CABONNE COUNCIL	
FEE PAID:	<i>\$3,000-00</i>
DATE PAID:	<i>14/6/17</i>
REC No:	<i>48282</i>
ALLOCATION No:	<i>12205020.123</i>

Dear Sir

RE: Planning Proposal – Addition of a Heritage Item (Gumble Hall) to Schedule 5 of the Cabonne Local Environmental Plan 2012

At Council's Ordinary Meeting of 25 October, 2016, the Council considered a report on a Planning Proposal to amend the Cabonne Local Environmental Plan 2012 (LEP 2012).

Council Minute No: 16/10/31 resolved:

1. Council support the request from Planning Potential Urban and Regional Planners on behalf of Gumble Hall Incorporated, and to amend the Cabonne Local Environmental Plan 2012 by including the Gumble Hall, being part of Lot 1 DP 796803, in Schedule 5 of that plan as a local heritage item; and
2. Prepare a Planning Proposal to amend schedule 5 of the Cabonne Local Environmental Plan 2012 by including in schedule 5 of that plan the land containing the Gumble Hall, Gumble Road, Gumble; and
3. The Planning Proposal be forwarded to the Department of Planning and Infrastructure for Gateway determination in accordance with section 56 of the Environmental Planning and Assessment Act, 1979; and
4. A further report be provided to Council following the public exhibition period to provide details of any submissions received.

The enclosed Planning Proposal seeks to amend Schedule 5 – Environmental Heritage of the Cabonne Local Environmental Plan 2012 (LEP 2012) to:-

- Add Gumble Hall as a new heritage item to Schedule 5 of the Cabonne LEP 2012; and
- Update the LEP 2012 Heritage Map Series – Map Sheet HER _ 002 to include the new heritage item.

Please forward the submitted Planning Proposal to Department of Planning for Gateway Determination as per Council's resolution of 25 October, 2016.

Should you require any further information or clarification, do not hesitate to contact me on 0431700081 or by email at amanda@planningpotential.com.au

Regards



Amanda Rasmussen MPIA
Director / Principal Planner
Planning Potential

Att: Planning Proposal – Gumble Hall addition of a heritage item to schedule 5
Attachment 1: Council Report and Minute
Attachment 2: Statement of Significance – Gumble Hall
Attachment 3: Heritage Inventory Sheet
Attachment 4: Historical Documentary Evidence



Cabonne Council
99 - 101 Bank ST
Molong NSW 2866
(02) 6392 3200
ABN:41 992 919 200
Receipt : 48282 14.06.17 10.01
From : GUMBLE HALL INCORPORATED
C/- PLANNING POTENTIAL
PO BOX 2512, ORANGE 2800

Received With Thanks
Detail Amount
Miscellaneous 3000.00
PLANNING PROPOSAL, GUMBLE HALL
ASSESS: 31152
PLANNING POTENTIAL
12205020 Town Planning Income GEN
Cashier A Meehan

Cash Cheque Total 3000.00
3000.00 Tendered 3000.00
Change
Bank : NAB
Branch: 082-774 Orange Personal Banking



PLANNING POTENTIAL

**PLANNING PROPOSAL
AMENDMENT TO CABONNE
LOCAL ENVIRONMENTAL PLAN
2012**

Gumble Hall Inc.
Mrs. Ruth Sherringham

June 2017



URBAN, RURAL & REGIONAL PLANNING CONSULTANTS

Planning Proposal

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Planning Proposal

EXECUTIVE SUMMARY

Planning Potential has been engaged by Gumble Hall Incorporated and the landowner Mrs Ruth Sherringham to prepare a Planning Proposal to amend the Cabonne Local Environmental Plan (LEP) 2012 to include the Gumble Hall as an item of environmental heritage in Schedule 5 of the LEP.

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The Gumble Hall is located on private property being Lot 1 DP 796803, Gumble Road, Gumble in the Parish of Gumble. Whilst the majority of the site is located on the eastern side of Gumble Road, the Hall sits on a smaller isolated portion being located on the western side of Gumble Road (due to road re-alignments).

The hall trustees wish to secure the future of the Gumble Hall for the benefit of the local community by subdividing the small portion containing the hall from the remainder of the holding. Currently the Cabonne LEP 2012, does not have any planning provisions that allows for the subdivision of rural land for purposes other than agriculture.

Initial discussions between the Department of Planning (Dubbo) and Cabonne Council have suggested that an effective option that could be considered would be the inclusion in the Cabonne Local Environmental Plan 2012 of the Gumble Hall as a heritage item. Once included in Schedule 5 of the LEP certain heritage incentive clauses would apply. The heritage incentive clauses enable Council consideration of land use and activities that otherwise would not be permitted, if such actions/land use is identified as the only way to ensure the conservation of the heritage item.

A request to seek a resolution from Council for a Planning Proposal to introduce Gumble Hall as a local heritage item was sought in October 2016 with the resolution being endorsed by Council at their 25 October 2016 Ordinary Council Meeting.

An assessment of the site has been undertaken in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 and the Department of Planning and Infrastructure's *'A guide to preparing Planning Proposals'* (August 2016).

Documentary evidence has been provided to support the site's inclusion in Schedule 5 of the LEP which includes a Statement of Significance, photographs and copies of original documents (books) and newspaper articles which supports the local significance of the building as a meeting place for the Gumble community. Additional documentation provided is a copy of the report to Council in October 2016, the recommendation and the Council resolution from that meeting, which includes the endorsement from Cabonne Council's Heritage Advisor for the items inclusion.

ABBREVIATIONS

Abbreviation	Full Name
AHD	Australian Height Datum
APZ	Asset Protection Zone
CBD	Central Business District
CCA	Controlled Activity Approval
CSP	Cabonne 2025 Community Strategic Plan
D&PE	NSW Department of Planning & Environment
EP&A Act	Environmental Planning & Assessment Act 1979
EPA	Environment Protection Authority
EPBC Act	Environment Protection and Biodiversity Conservation Act
LEP	Local Environmental Plan 2012
LGA	Local Government Authority
SEPP	State Environmental Planning Policy

Planning Proposal

INTRODUCTION

1.1 Subject Site

The subject site is known as Lot 1 DP 796803, Gumble Road, Gumble and is located in the Parish of Gumble. The site is located approximately 65km to the north west of Orange Central Business District (CBD) and in excess of 25km to the west of Molong and has an approximate land area of 133.7 hectares.

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Most the site is located on the eastern side of Gumble Road and is vacant agricultural land, however due to road realignments, the remainder of the land (approximately 8220m²) sits on a smaller isolated portion being located on the western side of Gumble Road and contains the Gumble Hall.

The surrounding locality consists of Crown Land to the immediate west of the subject site (previously having the Post Office, local Gumble Public School, an oval and tennis courts) and agricultural land and associated dwellings to the north, south and east.



Figure 1: The subject site
Source: Six Maps

Planning Proposal

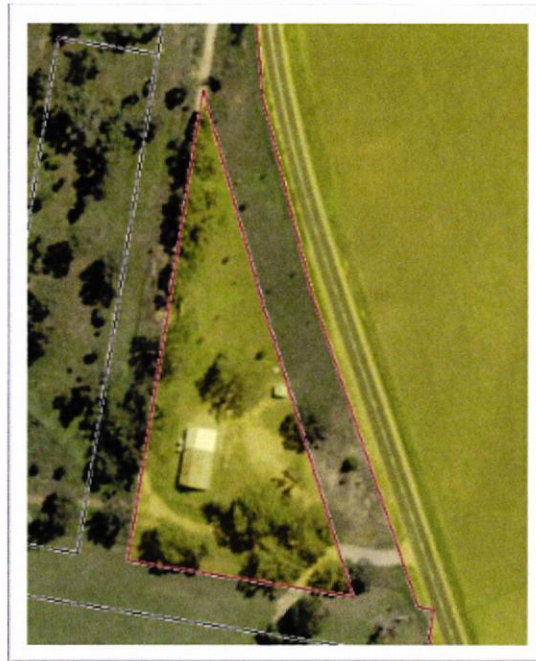


Figure 2: Aerial Gumble Hall site
Source: Six Maps

1.2 Planning Issues

The land is currently owned by Mrs. Ruth Sherringham, with the Gumble Hall Incorporated (Gumble Hall Committee) having a 99-year lease on the Hall site with the lease due to expire in 2021. The landowner is willing to negotiate a portion of the land to the Trustees in order to remain custodians of the Hall and allow functioning of the hall with no concerns regarding leases, liability and private land ownership.

Gumble Hall Incorporated and the land owner (Mrs. Ruth Sherringham) wish to ultimately subdivide the small portion of land (approximately 8220m²) that the Hall currently sits on from the remainder of the agricultural holding.

The current provisions within the Cabonne LEP 2012 requires compliance with Clause 4 of the LEP. Whilst Clause 4.2 Rural subdivision, allows for some flexibility of rural land, development consent can only be granted for the subdivision of rural land for the purposes of primary production to create a lot size that is less than the minimum standard.

Whilst the main purpose of the land is for agricultural purposes, the creation of a small lot being approximately 8000m² could not be justified for such a purpose, when its main purpose is for the Hall's continued use as a community hall (community facility). There are currently no other planning provisions within the Cabonne Local

Planning Proposal

Environmental Plan (LEP) 2012 that allows for the subdivision of rural land for purposes other than agriculture.

Initial discussions between the Department of Planning (Dubbo Office) and Cabonne Council have suggested that an effective option that could be considered would be the inclusion in the Cabonne Local Environmental Plan 2012 of the Gumble Hall as a heritage item.

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Once included in Schedule 5 of the LEP certain heritage incentive clauses would apply. The heritage incentive clauses enable council consideration of land use and activities that otherwise would not be permitted, if such actions/land use are identified as the only way to ensure the conservation of the heritage item.

A request to seek a resolution from Council for a Planning Proposal to introduce Gumble Hall as a local heritage item was sought in October 2016. The Council resolved at its meeting held on Tuesday 25 October 2016 that: -

1. Council support the request from Planning Potential Urban and Regional Planners on behalf of Gumble Hall Incorporated, and to amend the Cabonne Local Environmental Plan 2012 by including the Gumble Hall, being part of Lot 1 DP 796803, in Schedule 5 of that plan as a local heritage item, and
2. Prepare a Planning Proposal to amend Schedule 5 of the Cabonne Local Environmental Plan 2012 by including in Schedule 5 of that plan the land containing the Gumble Hall, Gumble Road, Gumble, and
3. The Planning Proposal be forwarded to the Department of Planning and Infrastructure for Gateway Determination in accordance with section 56 of the Environmental Planning and Assessment Act, 1979, and
4. A further report be provided to council following the public exhibition period to provide details of any submissions received.

Identified in Council's Heritage Inventory and was formally identified in The Cabonne Heritage Study 2003 as having social significance to the Gumble locality. The proposal has also been endorsed by Cabonne Councils Heritage Advisor for inclusion in Schedule 5 of the LEP.

The following Planning Proposal has been drafted in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 and the Department of Planning and Environment's *"A guide to preparing Planning Proposals"* (August 2016).

The Planning Proposal seeks to amend the Cabonne Local Environmental Plan 2012 (LEP 2012) – Schedule 5 Heritage and the associated Heritage Map Series.

Planning Proposal

OBJECTIVES AND INTENDED OUTCOMES

2.1 Objective

The objective of the Planning Proposal is to amend Schedule 5 – Environmental Heritage and the Heritage Map Series of the Cabonne Local Environmental Plan 2012 by: -

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- a) Listing the following item identified in Councils Heritage Inventory:
Gumble Hall, Gumble Road, Gumble – Lot 1 DP 796803; and
- b) Amend the CLEP 2012 Heritage Map Series – Map Sheet HER_002 to identify this site as a local heritage item.

A Heritage Inventory Sheet for the above proposed item is included in Attachment 3.

The intended outcome of this Planning Proposal is to formally identify and legally protect this heritage item by its inclusion in a local environmental planning instrument, and to ensure the relevant heritage provisions are applied when assessing future development on site with heritage significance.

2.2 Explanation of Provisions

This is a simple planning proposal to amend the Cabonne Local Environmental Plan 2012 (LEP) in respect of Lot 1 DP 796803.

The planning proposal proposes:

- The amendment of Schedule 5 Part 1 Heritage to include the new heritage item; and
- Update the Cabonne LEP 2012 Heritage Map Series – Map Sheet HER _ 002 to include the new heritage item.

Planning Proposal

JUSTIFICATION

3.1 Need for the Planning Proposal

Is the planning proposal a result of any strategic study or report?

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The Planning Proposal supports the objectives of the Cabonne Settlement Strategy (2012) and the Cabonne Heritage Study 2003.

The Gumble Hall was identified by the community during the council's community based heritage study in the 2000's as an item of local heritage significance. Whilst the building was not included in the schedule for heritage items in the Cabonne Local Environmental Plan (2012), it remained a nominated item requiring either further investigation and/or owners consent to enable its inclusion in the LEP. Discussions and on-site meetings by Council staff, members of Gumble Hall Incorporated, the land owner, and Council's Heritage Advisor indicate support for inclusion of the hall as a local item, based on its social significance to the local Gumble community.

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

A Planning Proposal is the only method of amending a local environmental plan to add heritage items. Protecting heritage through an environmental planning instrument is an effective way of conserving heritage items and ensuring any proposed changes to the heritage item are managed in a way that values the local heritage significance of the item.

Discussions with the regional Dubbo Office of the Department of Planning by Cabonne Council have suggested the inclusion of the Gumble Hall on the Cabonne LEP as a local item would provide the necessary identification of, and protection of the hall for the benefit of the local Gumble community, whilst further enabling the subdivision of the hall from the agricultural holding at a later date through the development application (DA) process. The subdivision of the land would enable the transfer of the hall to private trustees for the ongoing care and maintenance of the community hall.

By achieving a local heritage classification, the land owner may be able to apply for State grants and funding under various heritage and cultural programs. Assistance would also be available through the local grants and heritage advisory service provided by the local council. These measures ensure continued conservation of the building for future generations.

Planning Proposal

3.2 Relationship to Strategic Planning Framework

Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy?

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The Central West and Orana Regional Plan is currently in draft format only. Despite being a draft framework, it represents the NSW State Government's proposed framework to support growth, protect the environment and respond to competing land uses, whilst in turn recognising and preserving key regional values.

The draft plan identifies "strong communities and liveable places that cater for the regions changing population" as one of its major goals (Goal 4). In particular Action 4.1.3 identifies the need to support the continued identification and protection of the regions heritage.

The listing of this heritage item is consistent with Goal 4 and Action 4.1.3 of the draft regional plan. The addition of this item into the Schedule 5 of the Cabonne LEP will ensure the heritage conservation provisions are considered during any future development on and near the site.

Is the planning proposal consistent with Council's local strategy or other local strategic plan?

The Planning Proposal is consistent with the objective of the Cabonne Settlement Strategy (2012) which includes maintaining and improving environmental and cultural values and assets within the local government area.

The strategy highlights the importance of heritage in protecting key heritage assets and heritage streetscapes by identifying the desired character and ensuring new development is sensitive to and integrates with this desired character whilst not preventing adaptive re-use of heritage items.

The Planning Proposal supports Cabonne Heritage Study (2003) and review in 2010. The proposed item for inclusion was identified in the study based on its social significance to the local Gumble community. The study's recommendation was for the items inclusion in the LEP as shown in the Heritage Inventory Sheet in Attachment 3.

The Planning Proposal supports the Council's Community Strategic Plan Cabonne 2025 by enhancing and preserving the cultural and historic values within the local government area (Future Direction 4 Grow Cabonne's Culture and Community).



Planning Proposal

Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPPs)?

The Planning Proposal is considered to be consistent with applicable State Environmental Planning Policies. Refer to Appendix A: Consideration of State Environmental Planning Policies.

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Is the planning proposal consistent with applicable Ministerial Directions (s177 directions)?

The Planning Proposal is considered to be consistent with the applicable Ministerial Directions. Refer to Appendix B: Consideration of Section 117 Ministerial Directions.

3.3 Environmental, Social and Economic Impacts

Is there any likelihood that critical habitat or threatened species, population or ecological communities, or their habitats, would be adversely affected as a result of the proposal?

There are no identified adverse impacts relating to these matters.

Are there any other likely environmental effects as a result of the planning proposal and how are they to be managed?

There are no likely environmental effects arising from the implementation of the planning proposal.

How has the planning proposal adequately addressed any social and economic effects?

The social and economic benefits of the Planning Proposal are considered to be positive. The Planning Proposal contributes towards Cabonne as a place of heritage and cultural significance. It also allows the continuance of the Hall's use as a place of gathering for a local farming community and highlights the social significance of the Gumble Hall.

Planning Proposal

The owner and Hall Trustees have been informed about the implications of listing, benefits and funding opportunities.

3.4 State and Commonwealth Interests

Is there adequate public infrastructure for the planning proposal?

The matters subject to this planning proposal will not impact on public infrastructure.

What are the views of the state and commonwealth public authorities consulted in accordance with the Gateway Determination?

The views of the state and commonwealth public authorities would be ascertained in accordance with the comments contained in the Gateway Determination.

Planning Proposal

MAPPING

4.1 General

There is a necessary mapping change resulting from the planning proposal: -

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- The amendment of LEP 2012 Heritage Map Series – Map Sheet HER _ 002 to include the new heritage item.

Appendix C provides a copy of Map Sheet HER_002 that will be required to be amended to reflect the inclusion of the new heritage item. Figure 2 below is an extract from the Map Sheet HER_002 which shows that the site and surrounding locality currently have no identified listed heritage items.

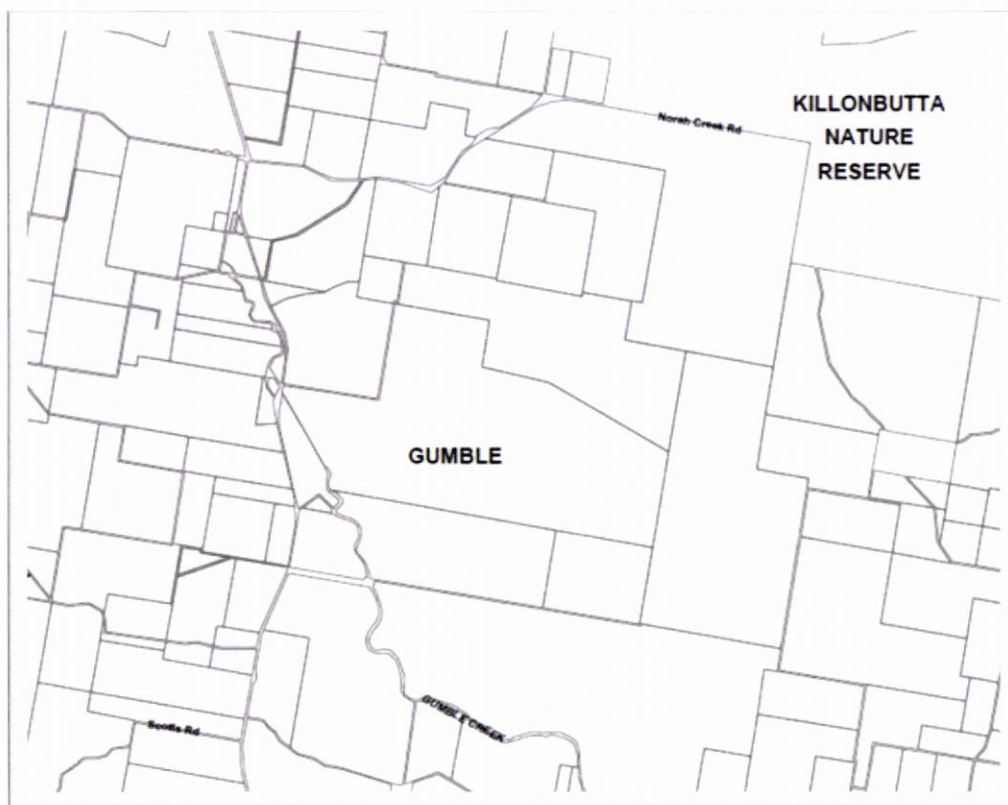


Figure 3: Extract from Map Sheet HER_002
Source: Cabonne LEP 2012 Heritage Map Series

Planning Proposal

COMMUNITY CONSULTATION

5.1 Type of Community Consultation

Section 5.5.2 of A Guide to Preparing Local Environmental Plans identifies two different exhibition periods for community consultation: -

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- Low Impact Proposals – 14 days; and
- All other planning proposals (including any other proposal to reclassify land) – 28 days

The Guide describes low impact proposals as having the following attributes;

- A 'low' impact planning proposal is a planning proposal that, in the opinion of the person making the gateway determination, is;
 - *Consistent with the pattern of surrounding land use zones and/or land uses;*

The proposed inclusion of the site identifying the land as a local item of environmental heritage does not affect existing land use zones or land uses. The proposal does not include any intended change of use of the land. The purpose is for the site to have its social significance recognised as an important meeting place for the Gumble Community. The proposal is not inconsistent with the surround land use zones. The surrounding land uses are predominantly agricultural uses. Whilst the Gumble Hall is not primarily used for the purposes of agriculture, the site is used as a meeting place with the local rural community with no proposed change in the use of the site.

- *Consistent with the strategic planning framework;*

Responses have been provided detailing the proposals compliance with local and regional planning strategies, SEPPs and ministerial directions

- *Presents no issues with regards to infrastructure servicing;*

The site is already connected to services – electricity, potable on site provisions of water and effluent management.

- *Not a principle LEP; and*

The planning proposal is not for a principle LEP.

Planning Proposal

- *Does not reclassify public land.*

The planning proposal does not seek to reclassify public land.

In accordance with the responses to the above points, the planning proposal is considered to be of low impact. It is therefore considered that a community consultation period of 14 days is applicable.

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In addition to the formal consultation required through the planning proposal process, initial consultation has been carried out with the Gumble Hall Committee and local Gumble residents.

Community consultation will be undertaken by the Local Government Authority and will commence by giving notice of the public exhibition of the Planning Proposal:

- a) In a newspaper that circulates in the area affected by the Planning Proposal;
- b) On the Cabonne Council's website at www.cabonne.nsw.gov.au

It is considered that written notice will be provided to relevant Government Departments and agencies, services providers and other key stakeholders where required in the Gateway Determination by the local authority.

The written notice will provide the following: -

- c) a description of the objectives or intended outcomes of the Planning Proposal;
- d) the land affected by the Planning Proposal;
- e) advice where and when the Planning Proposal can be located and viewed;
- f) the contact information for the receipt of submissions;
- g) the closing date for submissions; and
- h) advice on whether the Minister has chosen to delegate the making of the LEP to the Council.

During the exhibition period, it is anticipated that the following material will be made available:

- a) the Planning Proposal, including appendixes and attachments, in the form approved for community consultation by the Gateway Determination;

Planning Proposal

- b) the Gateway Determination; and
- c) any technical or other information relied upon by the Planning Proposal.

At the conclusion of the notification and public exhibition period Council staff will consider any submissions made concerning the proposed LEP and will further prepare a report to Council.

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It is considered that a Public Hearing will not be required to be undertaken.

Appendix A – Consideration of State Environmental Planning Policies

SEPP	Applicable	Consistent	Comment
SEPP No.44 Koala Habitat Protection	Yes	Yes	The SEPP defines potential koala habitat and impact upon proposed development. The subject site does not contain any tree species listed in Schedule 2 of the SEPP as Koala feed tree species. As such, the Planning Proposal is considered to be consistent with the aims of the SEPP. No further consideration of the SEPP is warranted at this time.
SEPP No.55 Remediation of Lands	Yes	Yes	The SEPP requires an assessment of the land and its potential for contamination. The Planning Proposal does not propose to change its use of the land. The site will continue to be used for agricultural purposes and the Hall will continue its use as a meeting place for the local Gumble community. The Planning Proposal is not contrary to the provisions of the SEPP.
SEPP No.64 Advertising and Signage	Yes	Yes	SEPP No.64 applies to the land subject of this Planning Proposal. The provisions of SEPP 64 will be applied as development occurs on the site.
SEPP Infrastructure 2007	Yes	Yes	SEPP Infrastructure permits certain infrastructure and services in zones where heritage items exist.
SEPP Rural Lands 2008	Yes	Yes	No inconsistency with the SEPP as the Planning Proposal is considered to be consistent with the aims of the Policy and its Rural Planning principles.
SEPP Exempt and Complying Development Codes 2008	Yes	Yes	The SEPP provides development standards for certain exempt and complying development. Note: Certain types of development may not be carried out where they affect a heritage item. Complying development may not be carried out on that part of the land on which there is a heritage item that has been identified and mapped in an LEP.

Appendix B – Consideration of Section 117 Ministerial Directions

Direction	Applicable	Consistent	Comment
1.EMPLOYMENT AND RESOURCES			
1.2 Rural Zones	Yes	Yes	This s117 Direction relates to rezoning of rural land and is not relevant to this Planning Proposal.
1.5 Rural Lands	Yes	Yes	This s117 Direction relates to land identified as being located in an existing or proposed rural or environmental protection zone. The proposed item is located on rural land however will not inhibit the application of the State Environmental Planning Policy (Rural Lands) 2008 provisions in relation to the land. The Planning Proposal is consistent with the direction.
2. ENVIRONMENT AND HERITAGE			
2.1 Environment Protection Zone	Yes	Yes	The Planning Proposal does not propose to change existing provision in the LEP relating to environment protection.
2.3 Heritage Conservation	Yes	Yes	Consistent with s117 Directions as it is protecting and conserving heritage items to protect the integrity of the items of local significance in accordance with Council's Heritage Study (2003). The inclusion of additional items into the LEP (Schedule 5) already identified in the study (2003) further strengthens the LGA's stance on the importance of supporting local heritage.
2.4 Recreation Vehicle Areas	Yes	Yes	The Planning Proposal does not propose to include provisions relating to recreation vehicle areas.
3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT			
3.2 Caravan Parks and Manufactured Home Estates	Yes	Yes	The Planning Proposal does not propose to include or alter provisions relating to caravan parks or manufactured home estates.

Appendix B – Consideration of Section 117 Ministerial Directions

Direction	Applicable	Consistent	Comment
3.3 Home Occupations	Yes	Yes	The Planning Proposal does not propose to include or alter provisions relating to home occupations.
4. HAZARD AND RISK			
4.4 Planning for Bushfire Protection	Yes	Yes	The Planning Proposal does not relate to land that is either mapped or in proximity to land that is mapped as bushfire prone land. The Planning Proposal does not include new structures to be built and is not considered to be located in a hazardous area. The Planning Proposal is not inconsistent with the provisions of the s117 Direction.
6. LOCAL PLAN MAKING			
6.1 Approval and Referral Requirements	Yes	Yes	The Planning Proposal does not include any approval or referral requirements.
6.2 Reserving Land for Public Purposes	Yes	Yes	The Planning Proposal does not propose to create, alter or reduce existing zonings or reservations of land for public purposes.
6.3 Site Specific Provisions	Yes	Yes	The Planning Proposal is for inclusion as a local heritage item into Schedule 5 of the Cabonne LEP 2012. The structure is existing and inclusion will allow protection and the use of heritage provisions if further development is proposed at a later date through the DA process. The Planning Proposal does not include provisions to rezone the land to allow a development to take place nor does the proposal propose any amendments to existing development standards within the LEP. The Planning Proposal does not refer to drawings or details of any specific development.



Cabonne Local Environmental Plan 2012

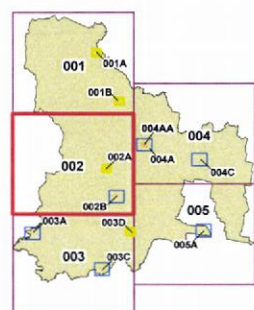
Heritage Map - Sheet HER_002

Heritage Map

-  Conservation Area - General
-  Item - General

Cadastre

Cadastre 30/05/2011 © Land & Property Information (LPI)



0 1,000 2,000 3,000 4,000 5,000 6,000 7,000
Metres
Scale 1:160,000 @ A3

Projection GDA 1994
MGA Zone 55

Map identification number:

1400_COM_HER_002_160_20150416



COUNCIL REPORT

Cabonne Council Ordinary Council Meeting 25 October 2016

ITEM 17 – REQUEST TO REZONE LAND – GUMBLE HALL

RECOMMENDATION

That:-

1. Council support the request from Planning Potential Urban and Regional Planners on behalf of Gumble Hall Incorporated, and to amend the Cabonne Local Environmental Plan 2012 by including Gumble Hall, being part of Lot 1 DP 796803, in Schedule 5 of that plan as a local heritage item, and
2. Prepare a Planning Proposal to amend schedule 5 of the Cabonne Local Environmental Plan 2012 by including in schedule 5 of that plan the land containing the Gumble Hall, Gumble Road, Gumble, and
3. The Planning Proposal be forwarded to the Department of Planning and Infrastructure for Gateway Determination in accordance with section 56 of the Environmental Planning and Assessment Act, 1979, and
4. A further report be provided to council following the public exhibition period to provide any details of any submissions received.

DIRECTOR OF ENVIRONMENTAL SERVICES' REPORT

Council has received correspondence from planning consultants Planning Project on behalf of Gumble Hall incorporated seeking council support to negotiate a variation to the Cabonne Local Environmental Plan 2012 to enable a subdivision of a 133ha rural allotment to excise the land containing the Gumble Hall.

Background

The Gumble Hall was established c1920s and has served the community of the Gumble area since that time. The hall is located upon private land, currently in the ownership of Mrs Ruth Sherringham. The hall has been the subject of a 99-year lease between the owners of the rural property and a private hall trust. The lease is to expire in 2021.

The hall is located in the south-western corner of the allotment (Lot 1 DP 796803) and occupies a triangular area of land having an area of approximately 8,220m². The hall is physically separated from the remainder of the rural allotment by the alignment of the Gumble Road.



Land location



Location – Gumble Hall

The subject land is zoned RU1 Primary Production by Cabonne Local Environmental Plan 2012. Subdivision of RU1 land is permissible for the purpose of agriculture. The Standard Instrument LEP does not incorporate subdivision provisions that would address subdivision as proposed, being a subdivision of rural land for a purpose other than agriculture.

The former Cabonne Local Environmental Plan 1991 contained local provisions that addressed subdivision of rural land for purposes other than agriculture. Whilst a legal mechanism to enable a subdivision that created an allotment containing the Gumble Hall had been available for many decades, the opportunity to subdivide had not been taken advantage of by the land owners and trustees. Various discussions had taken place with the parties, particularly in the years leading up to the introduction of the current LEP, and the parties were aware of the legislative changes that the current LEP brought.

However, with the lease due to expire in 5 years, the hall trustees wish to secure the future of the hall for the benefit of the local community. To this end the committee is seeking council support to achieve their aim.

The planning consultant has requested that council resolve to prepare a Planning Proposal to amend the Cabonne Local Environmental Plan 2012 by introducing a new clause that permits subdivision of rural land for an established lawful purpose, other than agriculture. The consultant has provided several examples of similar clauses that have been included in NSW Local Environmental Plans.

Preliminary discussions with the regional office of the Department of Planning have not been supportive of the clause variation, but have suggested that an effective alternative that council may consider would be the inclusion in the Cabonne Local Environmental Plan 2012 of the Gumble Hall as a heritage item. Once included in schedule 5 of the LEP certain heritage incentive clauses would apply. The heritage incentive clauses enable council consideration of land use and activities that otherwise would not be permitted, if such actions / land use are identified as the only way to ensure the conservation of the heritage item.

The Gumble Hall was identified by the community during the council's community based heritage study consultation of the early 2000s as an item of local heritage significance. The building was not included in the Cabonne Local Environmental Plan 2012 heritage items. It remains as a nominated item requiring further investigation / or owner's consent to enable its inclusion in the LEP. Recent discussions with council's Heritage Advisor indicate support for inclusion of the hall as a local heritage item, based on its social significance to the local community.

It is suggested that the strategy indicated by the Department of Planning to include the Gumble Hall on the Cabonne LEP as a local heritage item

would provide the necessary identification of, and protection of the hall for the benefit of the local community, whilst enabling the subdivision of the hall from the agricultural holding. The subdivision of the land would enable the transfer of the hall to the private trustees for the ongoing care and maintenance of the community hall. By achieving a local heritage classification, the land owner may be able to apply for State grants and funding under various heritage and cultural programs. Assistance would also be available through council's heritage grants and heritage advisory service to ensure conservation of the building for future generations.

The request for preparation of a Planning Proposal appears to require council to facilitate the process and absorb the costs as part of its strategic planning function. In facilitating the matter council would also forgo the \$3,000 fee established in its annual fees and charges for submission of a rezoning application.

Section 23A of the Local Government Act '*Council decision making merger proposal periods*' requires council to consider these guidelines and assess any impact upon a determination. The guidelines have been considered and the proposal and determination for support is not contrary to the guidelines.

COUNCIL MINUTE

Cabonne Council Ordinary Council Meeting 25 October 2016

It was noted the time being 3:15pm the Mayor declared an interest (identified as a non-significant, non-pecuniary interest) in the following item due to his son in law being a member of the Gumble Hall Committee but did not leave the Chambers.

ITEM - 17 REQUEST TO REZONE LAND - GUMBLE HALL

MOTION (Walker/Nash)

THAT:

1. Council support the request from Planning Potential Urban and Regional Planners on behalf of Gumble Hall Incorporated, and to amend the Cabonne Local Environmental Plan 2012 by including the Gumble Hall, being part of Lot 1 DP 796803, in Schedule 5 of that plan as a local heritage item, and
2. Prepare a Planning Proposal to amend schedule 5 of the Cabonne Local Environmental Plan 2012 by including in schedule 5 of that plan the land containing the Gumble Hall, Gumble Road, Gumble, and
3. The Planning Proposal be forwarded to the Department of Planning and Infrastructure for Gateway Determination in accordance with section 56 of the Environmental Planning and Assessment Act, 1979, and
4. A further report be provided to council following the public exhibition period to provide details of any submissions received.

16/10/31 Carried

The Chair called for a Division of Council as required under Section 375A (3) of the Local Government Act which resulted in a vote for the motion (noting the absence of Clrs Hayes and Treavors – apologies) as follows:

For: Clrs Gosper, Dean, Nash, MacSmith, Wilcox, Durkin, Walker, Davison and Culverson.

Against: Nil

STATEMENT OF SIGNIFICANCE – GUMBLE HALL

Physical Description of Gumble Hall

- The hall consists of a site triangular in shape on the corner of Gumble Road and an un-named former road previously identified as the Gumble Road prior to its deviation in the 1980's.
- The land forms part of Lot 1 DP 796803 and is within the south-western corner of the lot. The site adjoins Crown Land, DP 750151 PT59, formerly occupied by a post office, school and tennis court. The Crown Land is now vacant with minor historical archaeological evidence available in the form of foundations and the outline of the tennis court.
- The site has a standard rural steel entry gate in the south-eastern corner;
- The site is fenced using a combination of contemporary rural hardwood posts and strainers;
- A flagpole is located on the south-eastern corner and is visible from Gumble Road;
- The site includes a contemporary amenity block on the northern side and a redundant capped water tank on the eastern side;
- Car parking is provided on site on the eastern side of the building;
- There is a formal row of trees of varying native and European species lining the southern boundary;
- The main building includes an original timber framed structure with a supper room and skillion roofed extension constructed at a later time to the original structure;
 - The hall has dimensions of approximately 7m wide and 14m long, is externally clad with corrugated galvanised iron. The roof has gable ends to the north and south, with corrugated galvanised iron roof sheeting at a 35-degree pitch with a roof ventilator centrally located on the ridge
 - The building has a set of double doors on the south and west. Replacement aluminium windows to the west with the original casement windows to the east which remain internally and enclosed within the Supper Room extension
 - The building has a contemporary steel roofed space approximately 7m wide and 12m long which has been added to the northern end of the Hall

- Internally, the Hall has a raised stage at the northern end of the building, which has been partially reduced in size due to provision of access to the Supper Room
- The wall has been lined with unpainted fibre cement sheeting while the roof remains unlined with rafters exposed
- There are two original windows on the eastern side whilst the doors have been replaced with sheet metal doors. The original push bars have been re-used. Two original exit lights also remain above the doors.
- Original timber floors remain and includes a series of early timber seats
- The timber roof structure includes hardwood rafters and steel tie rods. The roof structure is re-enforced with timber cross bracing at both ends in the roof plane
- There include several moveable items of significance at the Hall and these include:
 - A bronze war memorial panel
 - A timber CWA Honour Board
 - A series of painted memorial plates for the CWA 1953

Heritage significance

History brief

- The district of Gumble was settled after the passing of the Robertson Land Act in 1861 with Fifth generation farming families of those early settlers still among the farmers of the district.
- In 1922, local families realised there was a need for a place for community gathering, celebrations, organisations and churches. They were offered a portion of land in private ownership which they have had on a 99 year lease. The land was a portion of a local. Everything needed for the construction of the Hall was donated with the labour being carried out voluntarily by local farmers.
- The site adjoins Crown Land where the Gumble School, Post Office and tennis courts were previously located and in proximity to the former camp site of Thomas Mitchell.
- 30 August 1922, a celebration was conducted for the completion of the Hall – a Sports Day and Grand Opening Ball. Admission costs – Ladies 3 shilling, Gents 5 shillings and a double 7 shillings and six pence.

- 1934 – the floor was updated to a wooden floor (previously a dirt floor).
 - Following WW2, an honour roll was erected in memory of Flight Sergeant Keith Neville Windus and honouring all the young men and women from the Gumble District who had served their country during 1939-1945.
 - 1949 – The Gumble Branch of the Country Women's Association (CWA) was formed and held meetings and events at the hall and acted as their meeting place.
 - 1950's – lining of the Hall and connection of electricity to the site.
 - 1961 – a sink unit was donated by the Gumble CWA branch to the Hall.
 - 1962 – new fencing and gates were erected.
 - 1962 – The Gumble Centenary Day of Celebrations and the booklet "Gumble 1862-1962" was also launched.
 - 1978 – lease document was found in safe security with CBC Orange
 - 1983 – installation of a septic system
 - 1989 – white ant treatments undertaken to preserve the ongoing use of the building
 - 1995 – opening of the replaced supper room and amenities
 - 2002 – Celebration of the 80th birthday of the Gumble Hall – as a part of this celebration 32 families planted trees in the Grove adjacent to the Hall
 - 2011 – skillion and amenities block was constructed.
- The site has a level of social significance at the local level for the community based on the original construction by the community and the continued use for local activities by the community.
 - The site has a level of historic significance at the local level as it marks the mature point of growth in the local community with the resources and social capital sufficient to arrange for the site and erection of the facility
 - The site has a level of Historic significance by Association with the CWA as a nationally prominent organisation with a local branch who carried out a wide range of activities from the Gumble Hall base from the 1920s to the 1970s

- The building is generally sound and in reasonable condition for its age and has a level of integrity sufficient for the original portion of the building to be interpreted.

Heritage Impacts

- The current ill-defined land ownership where the management of the site is divorced from the ownership, detracts from the heritage significance;
- The proposal to subdivide the site and create a suitable ownership vested in protecting the site for the community benefit, will enhance and conserve the cultural heritage value and significance.

Conclusion

The heritage significance of the Gumble Hall is sufficient to warrant heritage listing and completion of the Inventory form is the initial stage in making a case for listing the place on the Cabonne Shire heritage schedule in the LEP.



Image 1: Original steel framed gate and signs within the rural fence. The gate is an important aspect of the site and worthy of retention.

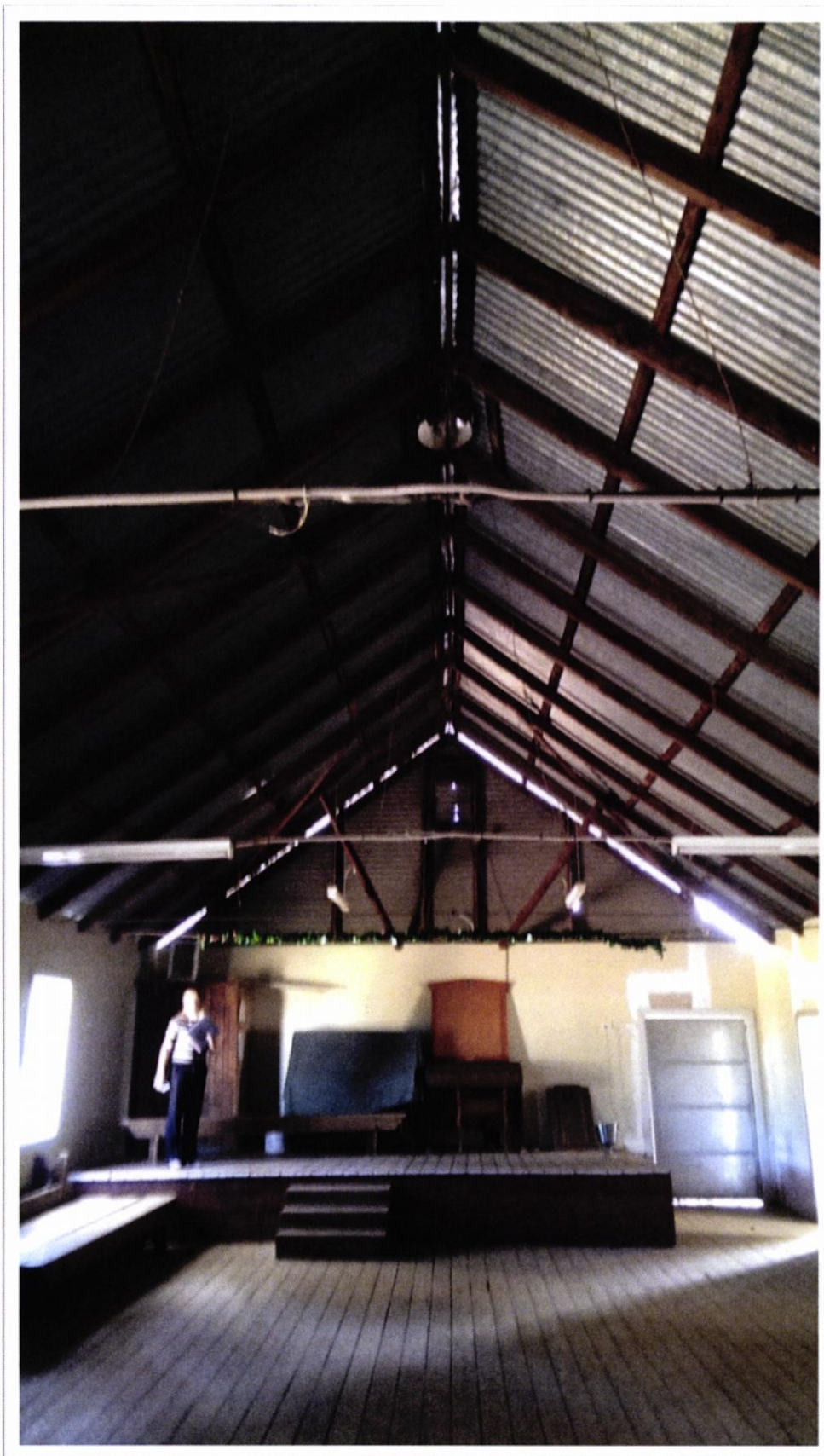


Image 2: General view of the hall, noting timber floor, stage and roof structure



Image 3: Loose timber furniture which is significant and to be retained



Image 4: Steps to the stage – original and significant



Image 5: War Memorial panel with social significance to be retained.



Image 6: The bronze war Memorial panel.
The panel should be wall hung.

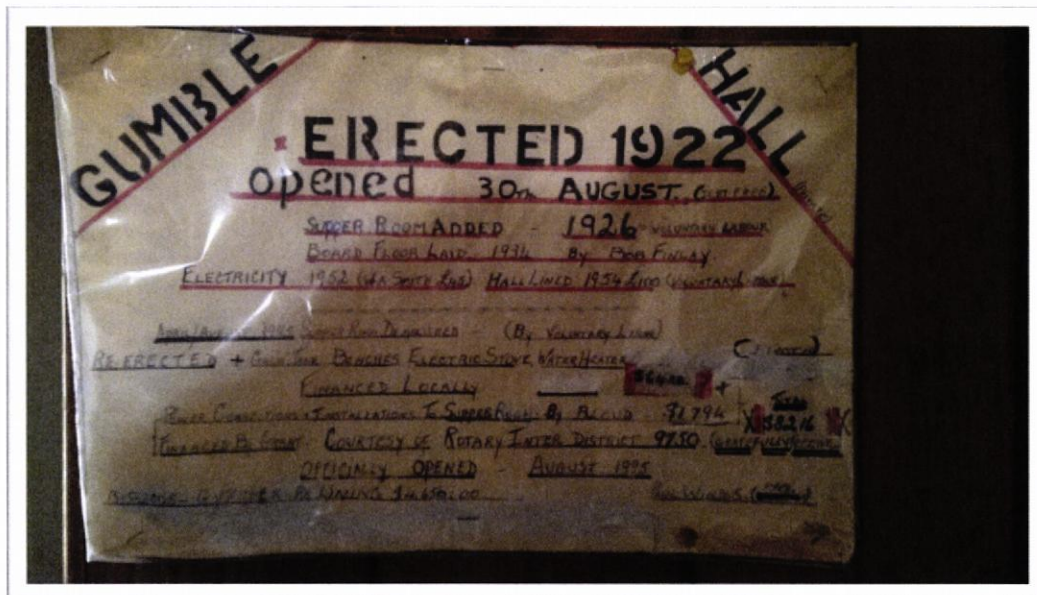


Image 7: An indicator of the history of the Hall. Archive documents from
the Hall Committee are available and intact.

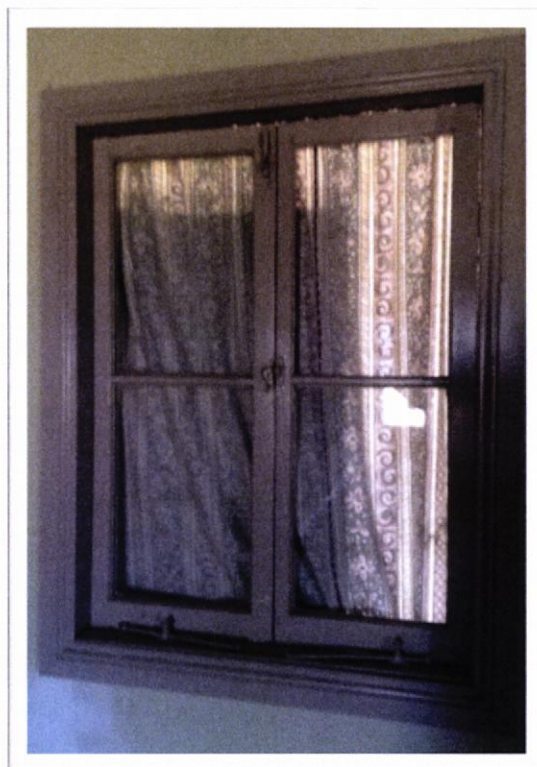


Image 8: Full view of the retained window which is concealed by the Supper Room extension.

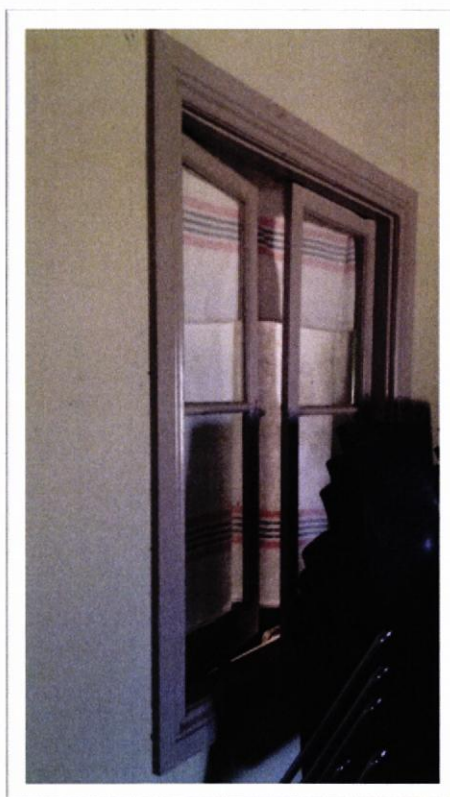


Image 9: Retained original window.

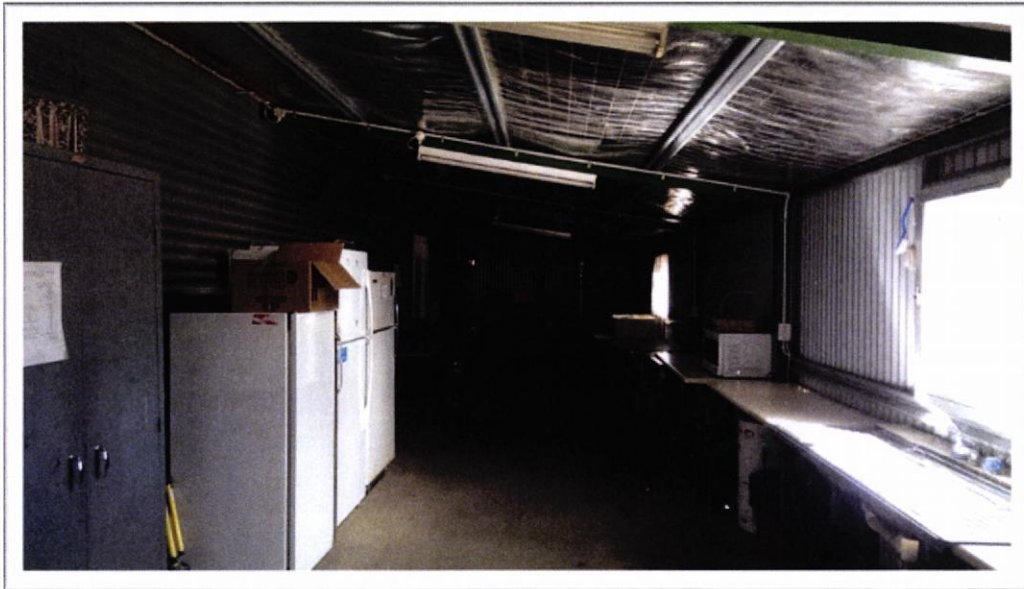


Image 10: Interior view of the supper room



Image 21: General view of the hall interior, noting the roof structure



Image 12: Rare example of working exit light.



Image 33: Metal corporate symbol with heritage value indicating the former use of the place by the CWA.

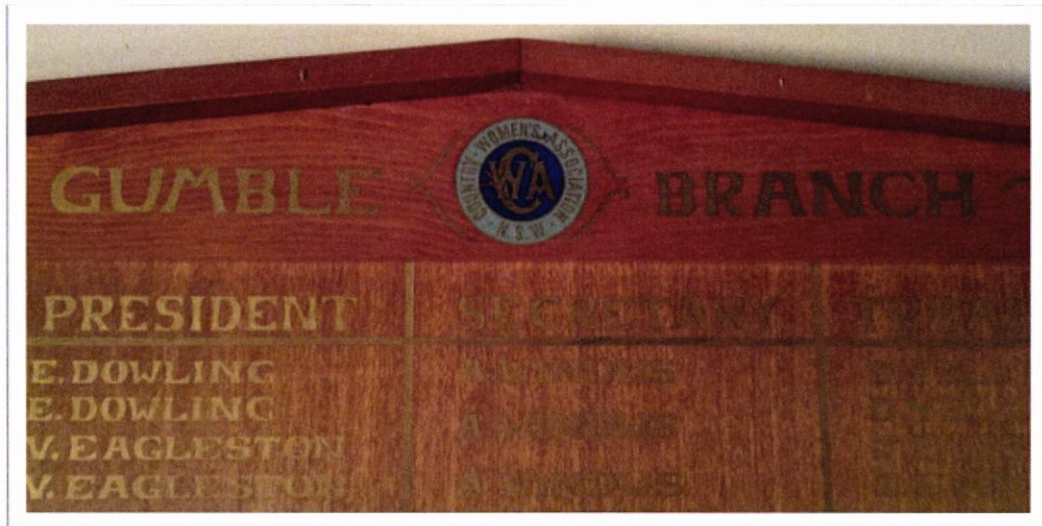


Image 4: Detail of the timber honour board



Image 5: Honour Board for the CWA – to be retained and wall mounted.



Image 6: Detail view of metal corporate symbol – rare and to be retained.



Image 7: Metal plaque symbols



Image 18: 8View into the adjoining Crown land which includes the former site of the school, post office and tennis court. The land is now revegetation only.



Image 19: The side elevation showing the two replacement windows and original escape door.



Image 90: The end elevation near the boundary showing the gable ended and the supper room extension. Note horizontal wall cladding and original end door.



Image 101: Planting with cultural heritage value on the side boundary – worthy of retention and protection.



Image 112: The side elevation to the entrance area, noting the supper room extension and original roof behind with central vent cowl.



Image 123: View of the extended shelter and side elevation



Image 134: View of the main elevation now concealed by the outdoor shelter



Image 145: View of the flagpole at the front corner of the site.

Cabonne Heritage Inventory State Heritage Inventory		SHI Number 1271669 Study Number GE1
Item Name: Gumble Hall		
Location: Gumble Road, Gumble [Cabonne]		
Address: Gumble Road	Planning: Southern & Western	
Suburb / Nearest Town: Gumble 2865	Historic Region: Central Tableland	
Local Govt Area: Cabonne	Parish:	
State: NSW	County:	
Other/Former Names:		
Area/Group/Complex:	Group ID:	
Aboriginal Area:		
Curtilage/Boundary:		
Item Type: Built	Group: Community Facilities	Category: Hall Public
Owner:		
Admin Codes:	Code 2:	Code 3:
Current Use: Community Hall		
Former Uses: Community Hall		
Assessed Significance: Local		Endorsed Significance:
Statement of Significance:	In a setting that had no local village the local community hall was a very important social meeting place well used for recreation and celebrations. Special plantings to the district families and to X-servicemen of the district. Simple styled community structure, constructed in 1922 by volunteers from the community.	
Historical Notes or Provenance:	Constructed in 1922 by volunteers from the community. Gumble was never a village as such but a collection point for the school, hall and PO and other community activities. Located on Gumble Road in the Gumble Valley on an unsealed road this hall is located on Crown land and managed through a trustee system. The site is also known as being the former camp site of Thomas Mitchell, and the location of the original Gumble School. The name originates from the property of Gumble Station. In the Closer Settlement Act of 1906 Gumble Station was subdivided, and one of the landholders was a former Premier of NSW- Joseph Carruthers (30 August 1904 to 1 October 1907). The hall has utilised several grant applications in recent years and re-roofed the hall, added a supper room to the side and an extended awning roof to the rear.	
Themes:	National Theme	State Theme
	8. Culture	Leisure
	8. Culture	Social institutions
	9. Phases of Life	Birth and Death
		community park
		Community hall
		War memorial

Date: 10/04/2017

State Heritage Inventory
Full Report with Images

Page 1

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

Cabonne Heritage Inventory

State Heritage Inventory

SHI Number

1271669

Study Number

GE1Item Name: **Gumble Hall**Location: **Gumble Road, Gumble [Cabonne]**

Designer:

Maker / Builder: Community volunteers

Year Started: 1922

Year Completed:

Circa: No

Physical Description: Originally a simple rectangular shed about 12m wide and 25 metres long, with high pitched roof and all clad in corrugated galvanised iron, with early central roof vent. Original timber framed metal awnings stand out above the original timber framed double hung windows. The original shed structure is set on timber stump foundations, set about 500mm above ground level. Original timber boarded double doors remain at one end. To one side is a supper room similarly clad under a skillion roof. The original hall is clad in horizontal galvanised iron, while the additions are in vertical sheeting. And to the rear another large and new roof awning, in same pitch as the supper room and also clad in Galvanised iron. It has open steel trusses and open sections to sides to operate as a servery. New guttering is slotted steel gutter.

Small toilet building stands separately on the site.

Sited in a generally open landscape, on a triangular piece of land, with some tall eucalypts to the sides boundaries. A number of special plantings to the rear of the hall serve as memorials to families who have contributed to life in the area. These are generally Claret Ash and golden Elm species. Names remembered include: Beard, Saiter, Dowling, Coy and others. Near the entry to the site is a small Lone Pine planted in remembrance of Gumble ex-servicemen and a Cypress tree marking Federation.

Physical Condition:**Modification Dates:****Recommended
Management:****Management:** Statutory Instrument List on a Local Environmental Plan (LEP)**Further Comments:**

Criteria a)

Criteria b)

Criteria c)

Criteria d)

Criteria e)

Criteria f)

State Heritage Inventory

Date: 10/04/2017

Full Report with Images

Page 2

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Cabonne Heritage Inventory		SHI Number
State Heritage Inventory		1271669
		Study Number
		GE1

Item Name:	Gumble Hall
Location:	Gumble Road, Gumble [Cabonne]

Criteria g)

Integrity / Intactness:

References:

Studies:	Author	Title	Number	Year
	Cabonne Shire Council	Cabonne Heritage Study	GE1	2003
	B Hickson	Cabonne Heritage Review		2010

Parcels:

Latitude: Longitude:

Location validity: Spatial Accuracy:

Map Name: Map Scale:

AMG Zone: Easting: Northing:

Listings:

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 25/11/2009 Date Updated: 02/01/2011 Status: Basic

Date: 10/04/2017	State Heritage Inventory Full Report with Images	Page 3
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Cabonne Heritage Inventory

State Heritage Inventory

SHI Number

1271669

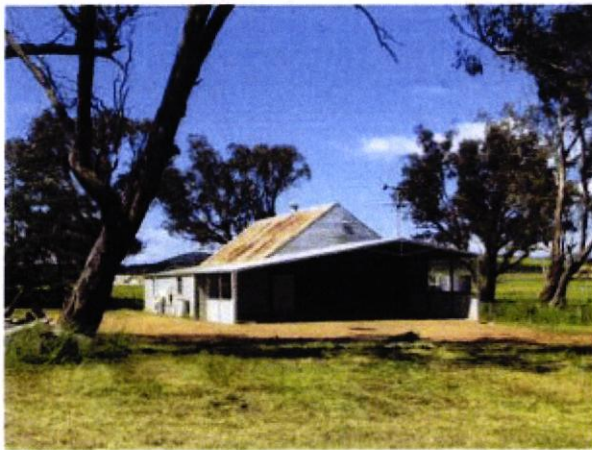
Study Number

GE1

Item Name: **Gumble Hall**

Location: **Gumble Road, Gumble [Cabonne]**

Image:



Caption: Gumble Hall

Copyright: BJ Hickson

Image by: BJ Hickson

Image Date: 5/11/2010

Image Number:

Image Path:

Image File: 1271669b1.jpg

Thumb Nail Path:

Thumb Nail File:

State Heritage Inventory

Full Report with Images

Date: 10/04/2017

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Cabonne Heritage Inventory

State Heritage Inventory

SHI Number

1271669

Study Number

GE1

Item Name: **Gumble Hall**

Location: **Gumble Road, Gumble [Cabonne]**

Image:



Caption: Gumble Hall planting to Gumble X Servicemen

Copyright: BJ Hickson

Image by: BJ Hickson

Image Date: 5/11/2010

Image Number:

Image Path:

Image File: 1271669b2.jpg

Thumb Nail Path:

Thumb Nail File:

State Heritage Inventory

Full Report with Images

Date: 10/04/2017

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Cabonne Heritage Inventory

State Heritage Inventory

SHI Number

1271669

Study Number

GE1

Item Name: **Gumble Hall**

Location: **Gumble Road, Gumble [Cabonne]**

State Heritage Inventory

Full Report with Images

Date: 10/04/2017

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This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

Promised Donations		Meeting held at Gumble	
F Davis	5 0 0	on March 16 th 1922	
C. C. Adams	5 0 0	Proposed by W. V. Venn that we	
W. V. Venn	3 0 0	build a Hall and borrow from	
W. V. Venn	3 0 0	the Bank, to money we disclose	
W. V. Venn	5 0 0	that we have in hand for 1922	
W. V. Venn	5 0 0	cash but promises to be given	
W. V. Venn	10 0 0	and to be paid by W. V. Venn	
W. V. Venn	3 0 0	Proposed by W. V. Venn	
W. V. Venn	2 0 0	that we should have a hall	
W. V. Venn	2 0 0	and to be paid by W. V. Venn	
W. V. Venn	1 0 0	and to be paid by W. V. Venn	
		and to be paid by W. V. Venn	

Plate 1: Extract from the Minute Book 1922

Meeting held at Gumble on 5 th 1922	
Proposed by F Davis	
Seconded by B. H. Adams & C. C. Adams	
That the following act as	
Trustees of the Gumble Hall	
A. Watts	
H. Radcliff	
J. Venn	
W. V. Venn	
Proposed and agreed to be	
three by three chairs	
Facing the Gumble Baldry Rd	
Proposed by J. Venn	
Secd by A. Watts	

Plate 2: Extract from the Minute Book 16 March 1922

Source: Original Minute Book Gumble Hall Incorporated

Minutes of hall meeting Aug 10th
 Prop by Mrs. Vern that the
 opening be held on 30 Aug
 Adv by Mr. Walter Carried
 Prop by Mrs. Vern Sec'd by
 A. Hughes that there be a day
 spent to amusement for play
 Adv. by Mrs. Vern Sec'd by
 that the same be postponed
 Aug 10th to a later date
 at night to be held at 8 o'clock
 Prop by Mrs. Vern
 proposed for Walter Sec'd
 by Mrs. Brown that there
 be a concert & ball
 kindred
 by Mrs. Vern that there be
 a plain & fancy dress
 ball on 10th of September

218. 18. 8. 286. - 19. 8.
 68. at 0 12. 16. 8
 Prop by J. L. Smith
 price charged for
 ladies 3/ 1/2 for 5/ 1/2 for 10/ 1/2
 1/6
 Prop by Mrs. Vern that the
 Sec'd by Mrs. Vern
 Prop by Mrs. Vern that the
 order 5 pounds of 4 Cakes
 2. 10. 1/2 by Mrs.
 M. G. Ginn's Carried
 30 x 10 ft 6 x 1 1/4

Plate 3: extract from Minute Book

Source: Original Minute Book Gumble Hall Incorporated

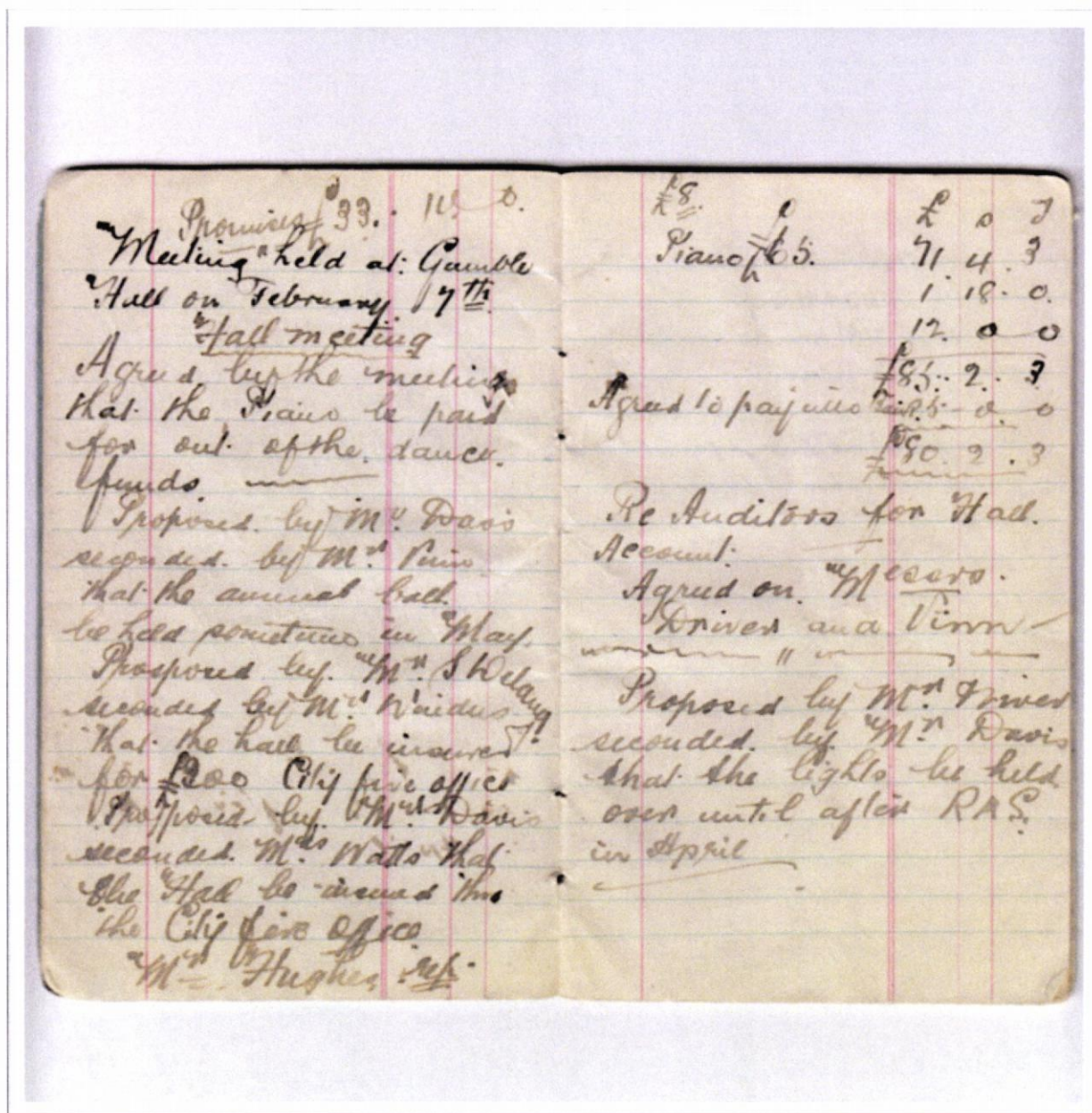


Plate 4: Extract Minute Book Hall Meeting

Source: Original Minute Book Gumble Hall Incorporated

May 8 1925
Dance meeting.
Proposed By Mrs. Davis & Mrs. Davis that
Have a set down supper & carried
Proposed By Mrs. Davis & Mrs. Davis all through
in line & bill each and get the cater for dance
carried proposed By Mrs. Davis & Mrs. Davis that
Mrs. Davis & Mrs. Davis act as committee carried
Proposed By Mrs. Davis & Mrs. Davis & Mrs. Davis
Carried - Proposed By Mrs. Davis & Mrs. Davis
that a waiter & a driver & a door keeper
to hall
Proposed By Mrs. Davis & Mrs. Davis that a waiter
and a driver & a door keeper

Plate 5: Extract Minute Book 1923(1925) Dance Meeting

Source: Original Minute Book Gumble Hall Incorporated

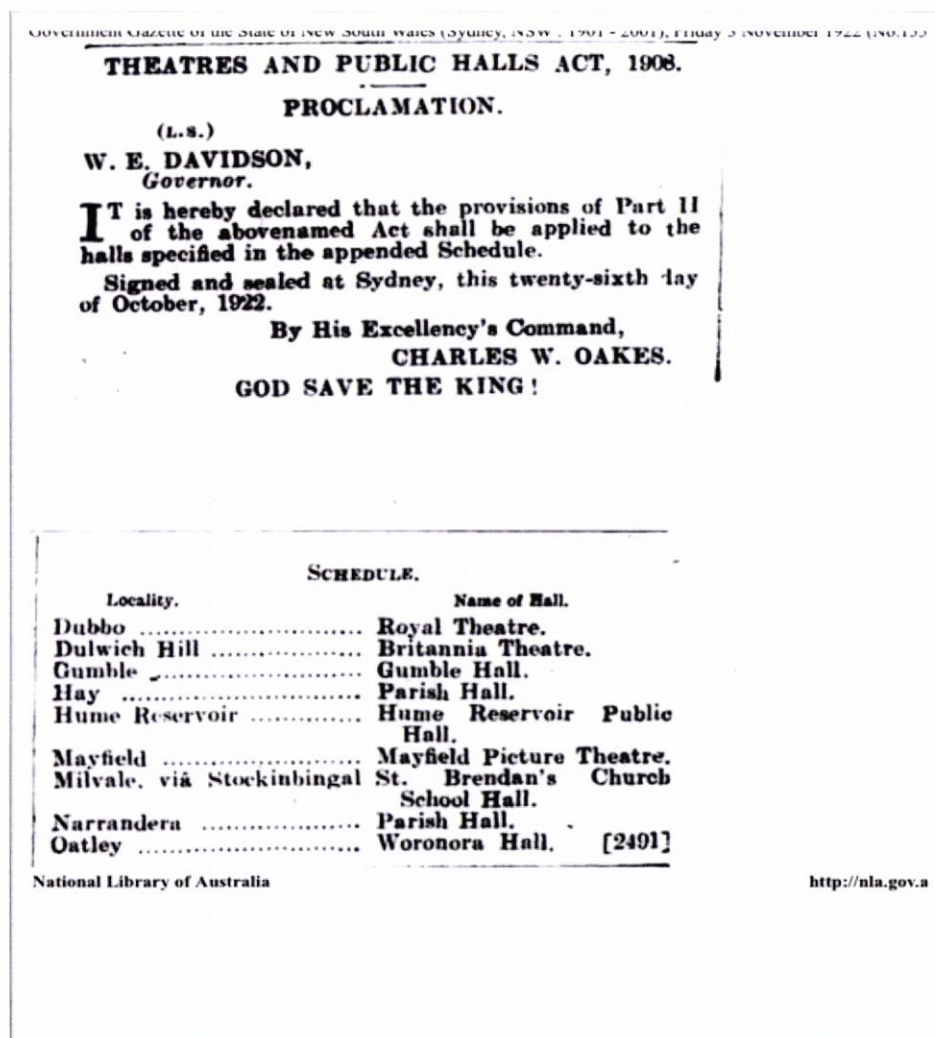


Plate 6: Gumble Hall Proclamation

Source: www.nla.gov.au

Molong Express and Western District Advertiser (NSW : 1887 - 1954), Friday 25 June 1954, page 12

GUMBLE HALL COMMITTEE SEEKS £100 FOR RENOVATIONS

At a recent meeting of the Gumble Hall Committee, plans were put in hand for the lining of the main section of the Hall.

Work is to be carried out in a voluntary capacity, and in order to meet the approximate cost of £100, the meeting passed a resolution authorising the secretary to solicit donations amongst the district landholders.

In this way money required will be on hand and the work will be able to proceed without delay.

The committee feels that as landholders in the district always meet such calls with a ready response, the £100 required will soon be forthcoming.

In order to meet accruing yearly expenditure, the meeting also made a rental charge for meetings & functions held in the hall as from the 9th June.

The meeting closed with all present feeling that something of real benefit to the district was well on its way to being accomplished.

National Library of Australia

WEDDING.

A pretty wedding was celebrated at the Methodist Church, at 3.15 p.m. on Saturday, by the Rev. J. Simson, when Owenyth Rite, youngest daughter of Mr. and Mrs. A. J. Gower, of Manildra, was joined in the holy bonds of matrimony to Bruce, eldest son of Mr. and Mrs. W. J. Robinson, of Gumble. The church was prettily decorated for the occasion, the predominating feature being paper wedding bells which were hanging around the walls. The bride, who entered the church on the arm of her father, was dressed in white georgette, with ankle-length veil of lined pale pink tulle, secured with a wreath of orange blossoms. Little Owen Robinson, sister of the bridegroom, was trainbearer, in apricot georgette. Minnie Morris and Constance Cotter were bridesmaids, wearing pink georgette, and carrying bouquets of pink gladioli. Mr. Ernest Watts attended the bridegroom as best man, and Mr. Aubrey Gower (brother of the bride) was groomsmen. The reception was held at Gumble Hall, where fully 60 guests were received by the bride's mother, dressed in black morocain, with hat and shoes to tone. After the breakfast, the happy couple took their departure per train for Mooleongong, on a honeymoon tour, the bride's travelling dress being of brown French

crepe de chene, with swagger coat. Their future home will be in Gumble.

Page Fourteen

THE MOLONG EXPRESS, SATURDAY, FEBRUARY 22, 1936

MANILDRA MAGAZINE

CRICKET

crepe de chene, with swagger coat.

Plate 8: Use of Gumble Hall for a wedding reception in 1936

Source: The Molong Express February 22, 1936

MANILDRA MAGAZINE		OF THE SEASON	SUND
SUCCESSFUL JUVENILE DANCE A successful juvenile dance was held in the Memorial Hall on Friday last, there being a large attendance of youngsters. An enjoyable evening's programme for them, interspersed with dances for adults, was staged. The kiddies were in the charge of Mr. E. B. Dondie, headmaster of the Central School, and music at the piano was supplied by Miss A. Macnab, Mesdames C. Riach and J. Woodhart. A tasty supper was provided late in the night by the ladies. The efforts of the members of the Parents and Citizens branch, headed by the secretary, Mrs. E. G. Miller, were rewarded by the sum of £12/10/- at the door, which will be devoted towards the purchase of a new piano for the school.	GUMBLE BRANCH CWA CONDUCTS CAKE COMPETITION Bad weather prevented some members from attending the last meeting of the CWA branch at Gumble. Mrs. L. Wood took the chair for the occasion and carried out her duties in a most capable manner. Quite a lengthy business agenda was gone through. A tennis tournament is to be held on Thursday, April 17, proceeds of which will be donated to Manildra hospital. A cake competition was held. Mrs. Behan of Manildra kindly consenting to act as judge. Mrs. O. Davis was awarded first prize, with a fruit cake. Mrs. W. Harris being first with a butter cake and Mrs. O. Davis first for quince jelly.	ENCOURAGING ATTENDANCE AT GUMBLE SUNDAY SCHOOL The first Sunday School classes held at Gumble were most encouraging, and 20 children attended. Additional enrolments have been promised for the next classes which will be held on April 22, at 10 a.m.	All district dancers are looking forward to the first ball of the season which will be held in the Memorial Hall, on April 28. The ball, to be called the "Back to 1901 Ball," in keeping with the Jubilee Celebrations, is being organized by the CWA. A record crowd is expected and the net proceeds go to a most worthy cause—the Manildra Hospital. All decorations, etc., will be in keeping with those of 50 years ago, and a £2/2/- prize will be awarded for the best period costume. The CWA ladies are well known for their good suppers and on this occasion the supper is expected to excel all past efforts. Jimmy Longman's popular orchestra will provide the music and tickets will be 15/- double.
★ AMUSU THEATRE ★ Manildra, Saturday April 14	STREET STALL A street stall was held in Manildra on Saturday morning last, approximately £17 being taken, which will go to the Seaside Homes. Mrs. E. Eagleton moved a vote of thanks towards Mrs. Behan for judging the cake competition and hoped she would visit the branch again. Afternoon tea brought a happy day to a fitting conclusion.	MANILDRA TENNIS CLUB'S FOUR SET WIN OVER GUMBLE A team from Manildra Town Tennis Club defeated Gumble by 12 sets to 8 at the weekend. Manildra was one great player short. Details (Manildra mentioned first) follow:	St. Comm. School; Garr. manion Pine (Harve) Ona quines Cary manion Teog Festiv. Mas song. c 8 a.m. (week). 11 (Yeev. 7.30 week) M. C. PMJ Mol Festiv. Yel Mol Schoe Fri omg, Anso: Ma. a.m. Pm Ma P.m. O.I All
	TOWN TALK The engagement is announced	MIXED DOUBLES P. Young and Mrs. J. Carby v Mr. and Mrs. P. Cotton, 6-4; v King and Mrs. R. Moetya, 3-6; v A. Windus and Mrs. W. Harris, 6-4; v L. Wood and Mrs. O. Davis, 3-6. J. Holland and Mrs. W. Rodwell v Windus and Mrs. Harris, 6-3; v Wood and Mrs. Davis, 3-6; v Mr. and Mrs. Cotton, 6-4; v King and Mrs. Moetya 4-6. W. Rodwell and Mrs. P.	\$28 PER ACRE FOR LAND AT MANILDRA A record price of \$28 per acre was paid for 967 acres of land, which was sold at auction, at Manildra, recently.

Plate 9: Uses of the Gumble Hall - Extract Manildra Magazine – Gumble CWA and Gumble Sunday School

Source: Molong Express and western District Advertiser (NSW) April 13 1951

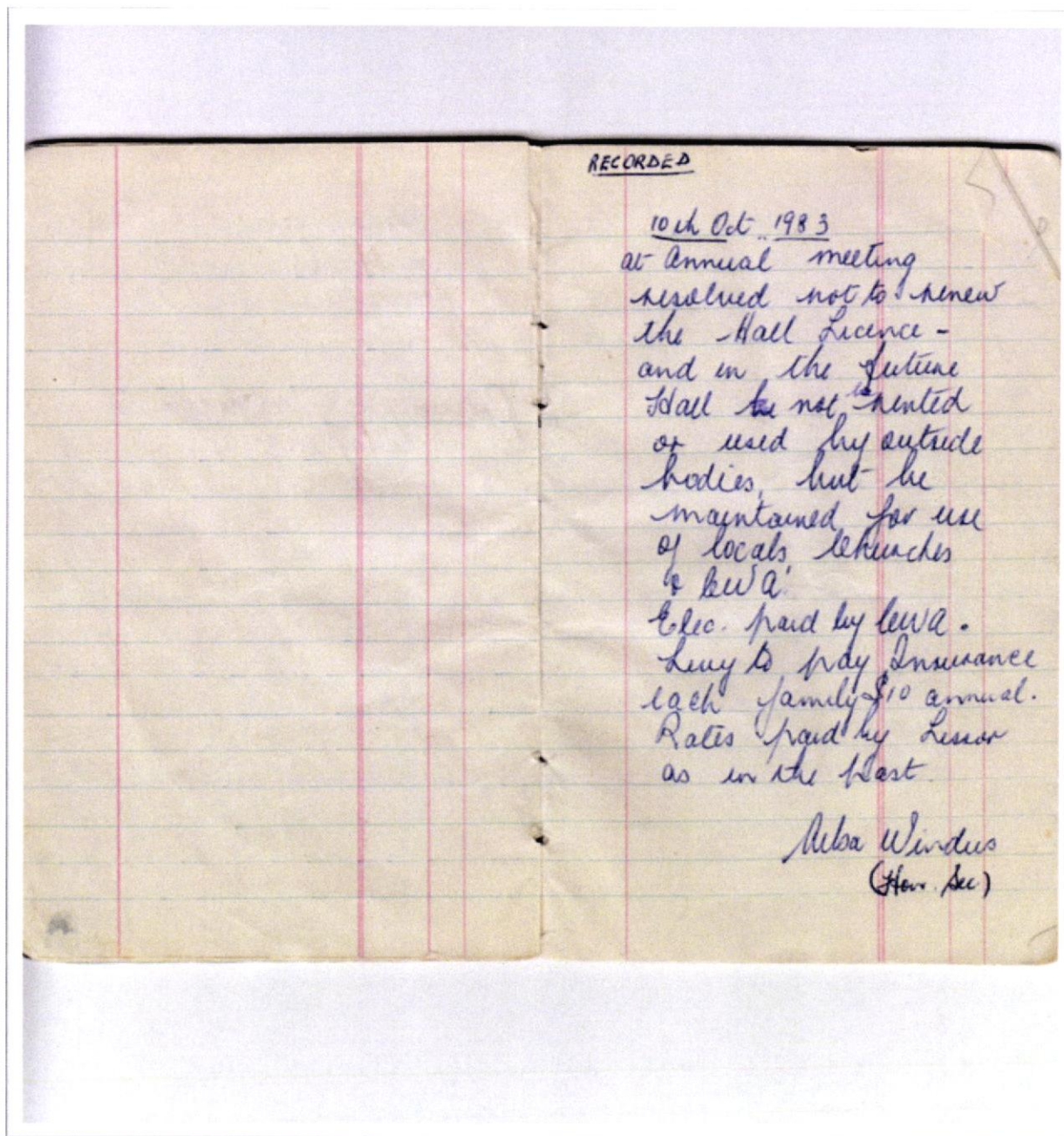


Plate 10: Extract Minute Book – 1983 Annual Hall Meeting

Source: Original Minute Book Gumble Hall Incorporated

CONTEXTUAL HISTORY of CABONNE 87

8.5 Social institutions

In earlier years within the Cabonne area, social activities were centred on school, church functions or someone's home or large woolshed.

One of the most important organizations for women in most country towns was and still is the Country Women's Association. Nearly every town and village has a group and somewhere to house them. Cumnock, for instance, inclined towards the combination of using their meeting house with the Baby Health Clinic. This arrangement works for all concerned as in many cases the women ran the Baby Health Clinic. They would put on morning or afternoon tea and make a social day of the visiting nurses clinic days.

One inspiring story about the spirit of the early settlers relates to the Gumble Hall. In March 1922, local farmers decided that they needed somewhere to meet and the local families contributed what they could afford. The site and the timbers were donated and work began by volunteers. The hall was opened in August 1922. At the end of the Second World War an Honor Roll was erected to recognize the men in the district who served in that war. The C.W.A. took it under their administration in 1949 and added to its structure as needs occurred.

Plate 10: Extract from the Contextual History of Cabonne

Source: Cabonne Council

GUMBLE HALL BALL.

Gumble annual ball in aid of the **hall** funds was well supported by the local residents and visitors from Molong and Manildra, in all about 50 couples. Langdons Orchestra supplied lively music, and an excellent supper was provided by the **Gumble** ladies in their usual capable manner. Mr. E. R. Dowling acted as secretary to the function.

Plate 11: Newspaper Extract

<http://trove.nla.gov.au/newspaper/article/140094601?searchTerm=Gumble%20Hall&searchLimits=>

GUMBLE HALL BALL.

The annual ball at Gumble, which is staged every year in aid of the funds of the local hall, was a pronounced success, visitors from near and far expressing delight with the function. During an interval in the dancing opportunity was taken to present the trophies won by the members of the local cricket club during the past season. In the absence of the president, Mr. Ron Dowling, in Sydney, Mr. W. Yelland made the presentation to the players. Douglas Miller secured two mounted cricket balls, one for most catches and another as best fielder for the season; J. Holland received a bat in recognition of the best batting average, and also a cup for the greatest number of double figures; D. Davis, a cup for best all-round cricketer, and E. R. Dowling, mounted ball for the best bowling average. The ball proved a financial success, and appreciation is expressed of the music provided by Langdon's Orchestra.

Plate 12: Newspaper Extract

<http://trove.nla.gov.au/newspaper/article/141081452?searchTerm=Gumble%20Hall&searchLimits=>

GUMBLE HALL PACKED FOR CWA CONCERT

Gumble Hall was packed to capacity on December 11, when the **Gumble** branch of the CWA presented its concert.

Players are to be congratulated on the fine performances, which revealed a good deal of latent talent.

At the conclusion of the performance, players were presented and presented with floral tributes, which were the work of the President, Mrs. L. Wood.

Special mention and congratulations were extended to Mrs. Roy Barrett, to Mrs. Max Windus, who was producer of the concert, and to Mrs. Earle Eagleston, wardrobe mistress.

Visitors from Molong, Maitland and surrounding districts attended the concert and were guests at supper which was served by the CWA.

Plate 13: Newspaper Extract

<http://trove.nla.gov.au/newspaper/article/133532224?searchTerm=Gumble%20Hall&searchLimits=>

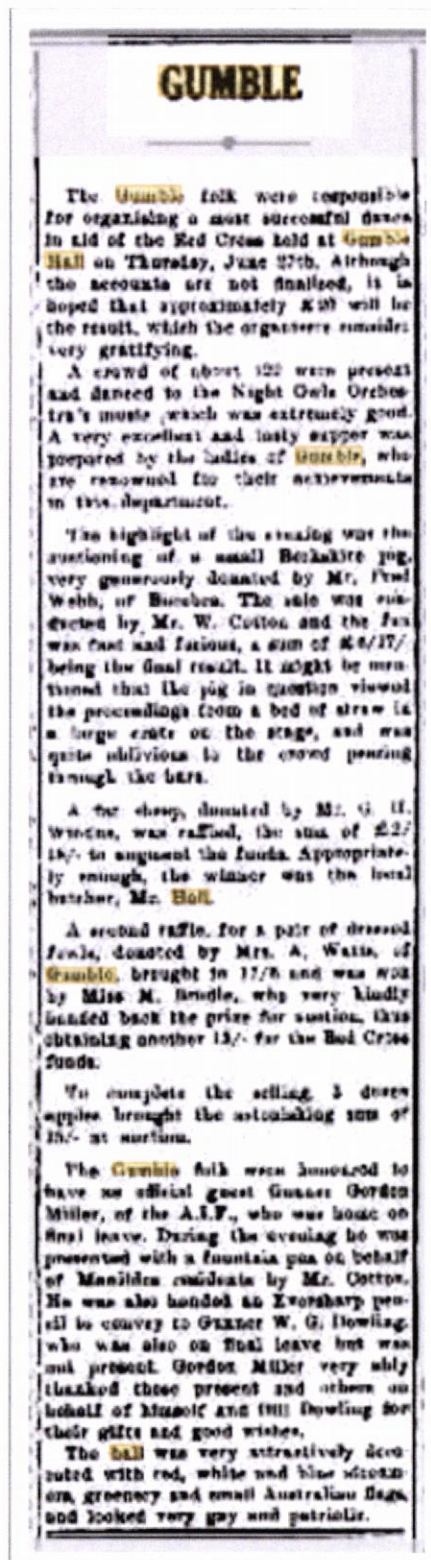


Plate 14: Newspaper Extract

<http://trove.nla.gov.au/newspaper/article/140646528?searchTerm=Gumble%20Hall&searchLimits>

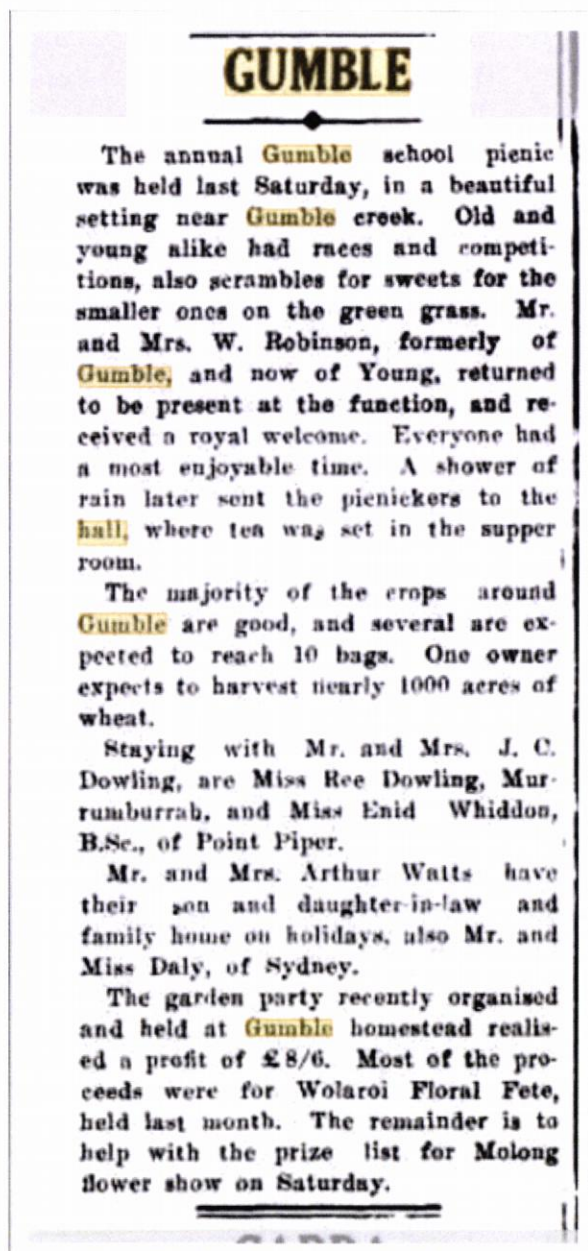


Plate 15: Newspaper Extract

<http://trove.nla.gov.au/newspaper/article/141080859?searchTerm=Gumble%20Hall&searchLimits=>

GUMBLE TENNIS.

The annual meeting of the **Gumble Tennis Club** was held in the **Gumble hall** on Wednesday, April 22. The following officers were elected: President, Mr. G. Windus; vice-president, Mr. C. Docos; secretary and treasurer, M. L. Woods; selection committee, Messrs. L. Woods, C. Davis, W. Yeland; court captains, Messrs. A. Windus, L. Woods and E. R. Dowling. A committee was also selected to decide and carry into effect the best means of putting the courts in order. This committee had for its members Messrs. G. Windus, C. Davis and L. Woods. The fee decided upon was the usual one, i.e., ladies 2/, gents 3/.

Plate 16: Newspaper Extract

<http://trove.nla.gov.au/newspaper/article/141078599?searchTerm=Gumble%20Hall&searchLimits=>

Gumble Ball.

The annual ball in aid of the Gumble Hall was held at that centre on Friday night last. The floor was well prepared. It was overcrowded from an early hour till midnight, when the merry making was brought to a close. Mr. A. Watts was an efficient M.C., and saw to it that everybody was catered for in the dancing line. Lovely music was supplied by Ray Drew's Boxey Orchestra from Molong, and throughout the night extras were supplied by Messrs. M. Long (violin) and Miss Long (piano). An excellent supper was supplied by the Gumble ladies, there being an abundance of poultry, jellies, etc., there were four sittings at the supper table, which gives a good indication of the size of the gathering.

The Gumble district was almost wholly represented, and large crowds attended from Garra, Red Hill, Molong, and Manildra.

During the night novelty dances were conducted, the winners in each case being:—Chocolate waltz, Mr. A. Sparke and Miss V. Cassell; Monte Carlo waltz, Mr. H. Wiles and Miss I. Wilson (Manildra).

Messrs. G. Windus and W. Robinson and — McKinney attended to the doors.

A substantial sum will be netted as a result of the night's outing.

The secretarial duties were carried out by Mrs. Dowling.

Plate 17: Newspaper Extract

<http://trove.nla.gov.au/newspaper/article/140884807?searchTerm=Gumble%20Hall&searchLimits=>

GUMBLE

METHODIST CONCERT.

A very enjoyable concert was presented by artists from Molong, in the **Gumble Hall** on Friday. A large audience fully appreciated the various items. A sale of gifts held after the concert proved profitable. It was a very enjoyable evening for all concerned.

Plate 18: Newspaper Extract

<http://trove.nla.gov.au/newspaper/article/140097038?searchTerm=Gumble%20Hall&searchLimits=>

**FIJIAN FILMS TO
BE SCREENED
AT GUMBLE**

An interesting address on life in Fiji, illustrated with the latest colour slides, will be given in the **Gumble Hall** next Tuesday night at 8 o'clock.

The speaker, the Rev. W. L. Jago, is at present on furlough from his Mission station at Lau-Lomaiviti, Fiji and is visiting the Molong district in the interests of the Overseas Mission Department of the Methodist Church.

All will be welcome. There will be no charge for admission but a collection will be taken for Mission work.

Plate 19: Newspaper Extract

<http://trove.nla.gov.au/newspaper/article/133530693?searchTerm=Gumble%20Hall&searchLimits=>

GUMBLE RED CROSS

The good folk of Gumble are holding a dance on Thursday, June 27, at the Gumble Hall and, as the Night Owls Orchestra has been engaged for the evening, the music should be an enjoyable as the supper most certainly will be. It would be advisable for visitors to come in their utility trucks rather than cars, as the prizes for the novel competitions include a fat sheep, a pig (condition not stated), and a pair of fowls, and the fortunate winners might find it embarrassing to transport the prizes under conditions which might bring them in contact with evening frocks. Of course, there would be no objection raised if the lucky ones were to re-donate the prizes for further competition.

Plate 20: Newspaper Extract

<http://trove.nla.gov.au/newspaper/article/140653026?searchTerm=Gumble%20Hall&searchLimits=>

BALL AT GUMBLE.

The ball held in the **Gumble Hall** on Friday night of last week, in aid of the Molong Cottage Hospital, was a big success, both socially and financially. About 70 couples attended including visitors from Molong, Cammoek, Manildra, Dilga and other outlying localities. The hall, which presented a most pleasing appearance, was decorated with bright and varied Chinese lanterns, surrounded by red, yellow and blue streamer shades, whilst the stage was decked with flowers and greenery.

The dancers were well catered for by the Molong Merry-makers Jazz Orchestra, the music supplied by that much improved combination being greatly appreciated. Numerous encores were freely responded to. Extras were played by Miss Wenban. For the non-dancers, card tables were provided, Mrs. R. L. Dowling being in charge. During the evening a number of novelty dances added interest to the proceedings. A balloon dance was won by Mr. and Mrs. Giblin, a Monte Carlo waltz by Mr. Attenborough and Mrs. Gosper, and a box of homemade sweets (donated by Mrs. J. C. Dowling) was won by Mr. Hembrough, of Manildra.

At about midnight the company sat down to an excellent supper, the tables being well laden with all kinds of delicacies to soothe the palate. Mesdames Windus, R. L. Dowling, J. C. Dowling, Watts, Robinson, Woods, Melunes, Kinsela, Rymer, Brookes and McArthy were in charge.

The secretary (Miss E. Dowling) and treasurer (Mrs. Windus) are to be complimented upon the manner in which their duties were carried out, the gross proceeds amounting to £23. Of this £8/18 went in expenses, leaving the nice little sum of £14/2 for the Molong Hospital. Mr. Watts discharged the duties of M.C. in a capable manner, and Messrs. Windus and Robinson were doorkeepers.

Plate 21: Newspaper Extract

<http://trove.nla.gov.au/newspaper/article/139981463?searchTerm=Gumble%20Hall&searchLimits=>

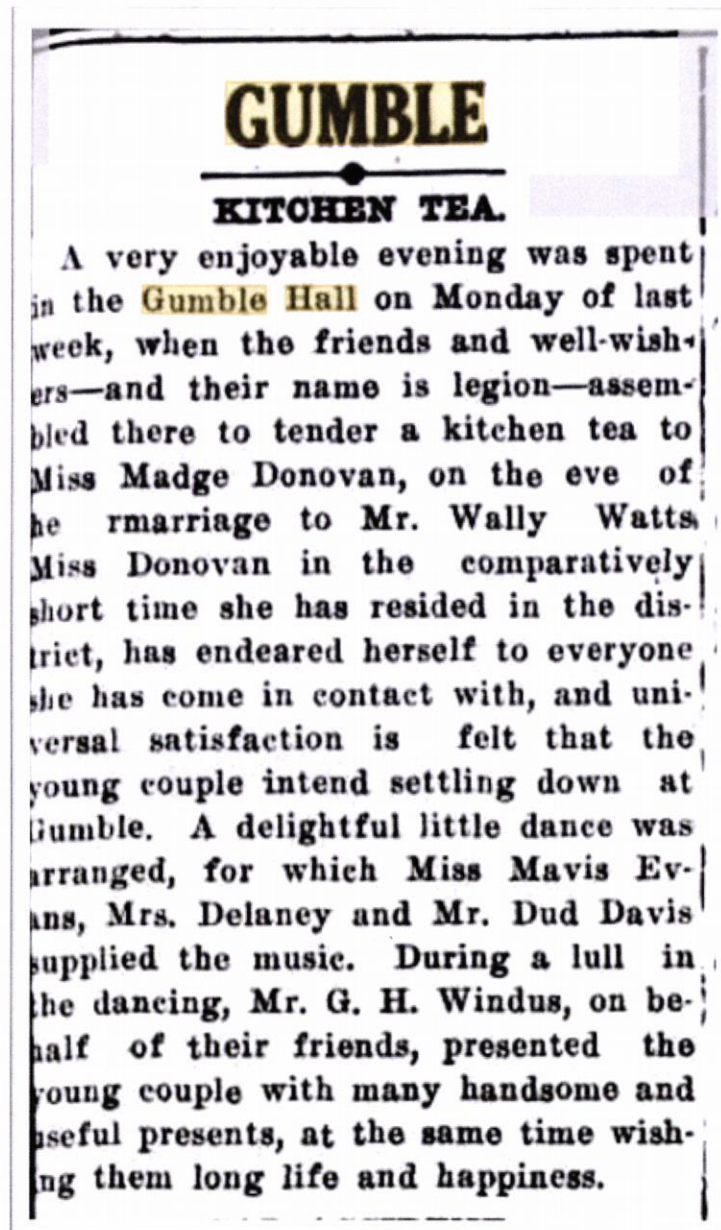


Plate 22: Newspaper Extract

<http://trove.nla.gov.au/newspaper/article/140097397?searchTerm=Gumble%20Hall&searchLimits=>

PRESENTATION AT GUMBLE.

After about 10 years' service as teacher of Gumble public school, during which time she has earned the respect and esteem not only of the pupils, but of all with whom she came in contact, Mrs. McInnes has resigned from the Education Department, and is entering on a well-earned rest. To mark their appreciation of Mrs. McInnes as a teacher and a resident, the Gumble folk entertained her at a social evening in the Gumble Hall on Thursday night of last week. The function was well attended, and a most enjoyable time spent. Mesdames J. C. A. Dowling, R. L. Dowling, and Messrs. G. Windus and R. L. Dowling spoke, referring to Mrs. McInnes in eulogistic terms, both as teacher and resident, and one whose place in the community will be hard to fill. Murray Windus, on behalf of the pupils of Gumble school, presented Mrs. McInnes with a handsome writing case, and Mr. B. B. Yeland, on behalf of her many friends, asked the guest to accept a beautiful diamond cluster brooch, with their very best wishes. Mrs. McInnes, in replying, thanked the children and residents for their valuable presents, which she appreciated very highly. She would always remember Gumble and her many friends there, and it was hard to part from them.

Plate 23: Newspaper Extract

<http://trove.nla.gov.au/newspaper/article/139469339?searchTerm=Gumble%20Hall&searchLimits=>

GUMBLE

PRIZE DISTRIBUTION

On Thursday, December 13, the Gumble residents wended their way to the hall for the finale of the Public School year under the auspices of the Parents and Citizens' Association of which Mr. W. Robinson is the President. There was a good attendance. After the President had spoken of the work of the Association, Mr. McKinney gave his report of the year's work. Notwithstanding much sickness and removals, they had come through creditably.

Pastor Evans then spoke of the help the P. and C. Association is to the school, suggesting that with so many young men in the district they should form a debating society which had been such a help in Manildra. He also encouraged the scholars to follow the example of the grasshoppers, who persevered and carried all before them, stressing the necessity of punctuality and regularity.

The prizes were then distributed. Robert Hembrough for the second year in succession, being dux of the school.

On the arrival of Santa Claus all eyes were turned towards the finely decorated Christmas Tree in the centre of the hall.

After the distribution of the presents, games were indulged in and supper provided in the lavish manner for which the Gumble residents are noted.

Plate 24: Newspaper Extract

<http://trove.nla.gov.au/newspaper/article/140878681?searchTerm=Gumble%20Hall&searchLimits=>

**TREES PLANTED AT
MOLONG, MANILDRA,
GUMBLE, FAIRBRIDGE**

Tree planting as a lasting memorial to the Coronation of Queen Elizabeth, was conducted at Molong, Manildra, Gumble and at Fairbridge Farm School.

A Coronation Avenue has been planted in western Bank Street, Molong, with trees on the footpaths on each side of



the road. A Central Avenue will be added when trees are available.

Manildra CWA gained permission to plant trees in Manildra Streets, and Gumble CWA carried out a tree planting programme in the Gumble Hall grounds.

Plate 25: Newspaper Extract

<http://trove.nla.gov.au/newspaper/article/133527578?searchTerm=Gumble%20Hall&searchLimits=illustrated=true>

GUMBLE

BLACK CAT BALL.

The Black Cat Ball, held at **Gumble** on Friday night last, was an unqualified success. Due to the efforts of Mrs. Dowling and Bob Dowling, the **hall** was well decorated, with black cats, as was appropriate to the occasion, while the addition of small coloured bulbs enhanced the effect. The orchestra played excellent music, and the ladies provided a fine supper which was fully enjoyed by all present. The waltzing competition, judged very ably by Mr. R. Watt, was won by Miss M. Kelly and Mr. Ron Dowling. The function, which was held in aid of Molong Hospital, realised £11.

Plate 26: Newspaper Extract

<http://trove.nla.gov.au/newspaper/article/140113921?searchTerm=Gumble%20Hall&searchLimits=>



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