

# Rutherglen

Ward 5 Property 15



### Ward 5 Property 15 - Rutherglen

PROPERTY NAME	Rutherglen
ADDRESS	50 Sorenson Crescent, Blackett. Lot 29 DP 242200
DESCRIPTION	A 1930-40s style brick building, Rutherglen is a fine example of an inter-war residence. It is a large brick building with decorative features. Two gabled wings protrude out from the main part of the building. A large deep verandah sits between these wings. It is located on a corner close to parks and sporting facilities.
HISTORICAL CONTEXT	It is currently used for community programmes and is the home of two charitable institutions offering counselling and education services. At this stage little is known of the history of the property but the style appears to be rare in the area.
LISTINGS	Blacktown City Council LEP
STRENGTHS	<ul style="list-style-type: none"> <li>• Fenced in BBQ area</li> <li>• Disabled access</li> <li>• Children's' playground with equipment</li> <li>• Ample bathroom facilities</li> <li>• All rooms lockable and numbered</li> <li>• Operating Management Committee</li> <li>• Big, open verandah area</li> <li>• Restored / in good condition (no immediate capital costs)</li> <li>• Some storage for community use</li> <li>• Utilised by various community groups.</li> <li>• Computer room run by charity group</li> <li>• Is on Local Environment Plan</li> </ul>

WEAKNESSES	<ul style="list-style-type: none"> <li>• No appropriate guidelines/conservation plan in place</li> <li>• Wasted space – some misuse of spaces/rooms as storage</li> <li>• Charity groups use limits other use of building</li> <li>• Some difficulties in accessing building</li> <li>• In residential area – parking limits</li> <li>• Fencing not attractive</li> <li>• Occasional use of Council verge as local public works storage area, limiting amenity of site</li> <li>• Facility under-utilised</li> <li>• Smallish space inside</li> <li>• Community access limited</li> <li>• Inspection opportunities limited (further inspection needed)</li> </ul>
OPPORTUNITIES	<ul style="list-style-type: none"> <li>• Good outpost for activities, seminars, education, small conferences</li> <li>• Small arts groups/activities/possible exhibition space/market day</li> <li>• Computer access centre</li> <li>• Small business meeting rooms</li> <li>• Community meeting rooms</li> <li>• Artist-in-residency space</li> </ul>
THREATS	<ul style="list-style-type: none"> <li>• Potential for tenant use that is not sympathetic for a heritage building</li> <li>• Any unsympathetic use of restored heritage buildings could cause questioning about the purpose of conservation works</li> <li>• Potential resistance to any change in management strategies</li> <li>• Lack of on-going management plan</li> </ul>
CONCLUSION	<p>Rutherglen is currently in good/restored condition but current uses do not take full advantage of this. Space is not currently utilised in the best manner. A piecemeal approach to tenancing is problematic (eg, use of rooms as storage areas). It may be better to either give total control to charity groups to operate or to use more as a neighbourhood centre without permanent tenants. Council should take greater control of the use and management of this property due to its special status as a heritage item. Clear guidelines should be given to the committee regarding what they can and cannot do to the building in order to preserve the fabric and integrity of the building.</p>

RECOMMENDATIONS	<ol style="list-style-type: none"> <li>1. Incorporate heritage management into any management plan for the centre. Update or create a new management plan, if necessary</li> <li>2. Provide fencing that is both more sympathetic to the heritage nature of the building and is more aesthetically pleasing</li> <li>3. Increase accessibility between the building and picnic area</li> <li>4. Review current usage in terms of community access</li> <li>5. Monitor and discourage use of Council verge as a local storage area for public works materials and equipment</li> <li>6. Consideration be given to the development of an appropriate storage facility/area on site</li> <li>7. Stipulate in any lease arrangements that the property be open to the public at least twice a year for both Heritage and History Week</li> </ol>
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REFERENCES	<ul style="list-style-type: none"> <li>• SHI140001</li> <li>• Jonathan Falk Planning Consultants P/L et.al. <i>Blacktown Heritage Study</i>, 1988.</li> </ul>
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Budgetary Requirements							
Property	Ward	Proposed Purpose	Project	Priority	Reason for priority	Date	Estimated Cost (\$)
Rutherglen	5	Community Space	Provide more sympathetic and aesthetically pleasing fencing to the building	3		2007-2008	60 000
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Non Budgetary and Optional Budgetary Items							
Property	Ward	Proposed Purpose	Project	Priority	Reason for priority	Date	Estimated Cost (\$)
Rutherglen	5	Community Space	Stipulate open days (history/heritage week as part of future management/leasing arrangements)		encourage good practise and display our heritage	2005+	0
Rutherglen	5	Community Space	monitor and discourage use of Council verge as storage area for public works materials and equipment	2	prevent unsightliness that discourages potential hirers, especially of BBQ facilities	2005+	0
Rutherglen	5	Community Space	Incorporate heritage management into management plan	3	ensure good management and avoid unsympathetic adds & alts	2006-2007	0
Rutherglen	5	Community Space	increase accessibility between building and picnic area	3	safety and encourage use - part of fencing improvements	2006-2007	0
Rutherglen	5	Community Space	review current usage in terms of community access	3	ensure best possible use as one of few restored properties	2006-2007	0

<b>Recommended Use – Retain use as community facility</b>	
<b>Minimum required budget</b>	<b>\$0</b>
<b>Recommended minimum non budgetary and optional budgetary items</b>	<b>\$120 000</b>
<b>Total funding required</b>	<b>\$120 000</b>