



The Citadel

21 Queen Street
Murwillumbah
NSW 2484

mob 0409 040 280
e: citadel.murbah@gmail.com

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To the members of Tweed Shire Council,

Regarding application for Development at The Citadel at 21 Queen Street Murwillumbah,

We purchased the Salvation Army Building in 2008. At this time the building was a residence, it was in disrepair and very unsafe having been neglected for years; with active termites and extensive termite damage through-out, old wiring, hall floor boards collapsing, leaking hall roof at risk of affecting the structure of the hall etc. Our costs to remediate the building at this time were extensive but saved the building from potential fire and demolition.

As most appreciate, owning a heritage building like this is a costly endeavour and labour of love. We personally value our heritage, heritage buildings and community spaces so felt this a worthy cause. Since these initial emergency costs, we have been planning to return the building to the community as a music and visual arts venue.

However we have had many problems along the way; the latest being the land slip from the council road to the rear of the property which damaged our amenities block. In order to have the massive clay/mud removed by council we agreed it would be best to remove our amenities block altogether so machines could do the job of removing the clay without the risk of damaging the heritage building. So since April, 5 months ago, we have no amenities block and consequently have not been able to operate fully. This has been another enormous cost with loss of business, at a time we were hoping to cover some costs while having our DA in process. The time taken to pass the DA and loss of business is adding up.

Council at this stage have left the landslip area exposed, and although have suggested the road is stable it is unsightly and many pose questions about who is responsible to retain this road area.

One of our main aims, particularly after the costs already invested, is to build a retaining wall that will protect the building for the long term against further slips. Having a taller retaining wall which then forms part of the amenities block is multipurpose, further the amenities are stepped back from the façade and do not impose in any way allowing patron circulation space- we feel is the best use of the site.

There has been concern raised about a roof top garden on the top of this retaining wall/amenities block. Given the cliff that now exists at the rear of the block (and road above), this flat area of roof will provide opportunity to have large plants that will create a new green barrier between The Citadel and the property behind. The corten steel barriers will be a modern addition to complement the several varied brick features that have been exposed since removing the shed (as per guidelines in The Burra Charter which suggest modern additions to complement heritage features), and structured to allow a vertical garden to fall from the balcony, as well as provide privacy to the roof top. This roof top will only be accessed by those using the green space/office space-that is only for private use. Again this whole block is stepped back from the façade, and the annex so is not imposing in any way to the street scape (a huge improvement to the previous garage structure at the front of the site).

Over 8 years we have considered many architectural options however with land slips and time; assessing the needs of our community, as we reach the building centenary, we have carefully considered how we want this

building to be used for the next 50 years. If it is well used by both public and private, it will stand the best chance of being maintained for Murwillumbah's future.

Given the personal investment we have already made and are making to this heritage site and the importance it plays to our community in the future, and current concern for further landslips, we ask for council's immediate support in all aspects of our application.

Sincerely,

Rosie Evans and Jason Bond