

**SAGES COTTAGE
85 SAGES ROAD, BAXTER**

**ECO HUB
HERITAGE IMPACT STATEMENT
ADDENDUM**

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Heritage Impact Statement Addendum

Heritage Impact Statement for:

Sages Cottage, 85 Sages Road, Baxter

This Heritage Impact Statement forms part of a permit application for:

Construction of a new building to be known as the Eco Hub on the site and construction of additional car parking spaces

Date: *April, 2024*

Victorian Heritage Register Number:

H0302

Address and location description:

*85 Sages Road,
Baxter*

Prepared by:

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For:

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Heritage Impact Statement Addendum

Purpose of Addendum

This addendum to the March 2024 Heritage Impact Statement has been prepared to provide further information and clarification of details of the proposed development of the Eco Hub building and additional carparking.

Conservation Management Plan

The Allom Lovell Conservation Management Plan (2005) identified the following elements of the site as of significance:

5.3.1 Elements of Primary Significance

The policy places most emphasis on conserving and enhancing those elements which are of primary significance, and which should be retained. Adaptation can occur in these areas providing it involves minimal intervention to the significant fabric.

§ Main Cottage

§ Pine Avenue

§ Plum Hedgerow

§ Orchard to the extent of its overall form and location, but not individual trees

5.3.2 Elements of Contributory Significance

Areas or elements of contributory significance should preferably be retained, and provide greater scope for adaptation and/or alteration.

§ Stables Building

§ Blacksmith's Shop

§ Outdoor toilet

5.3.3 Other Elements

The remaining elements of the property are not of heritage significance.

None of the specific elements as identified by Allom Lovell but the open environment of the overall site. Regardless, the CMP is now 19 years old and the physical state and use of the site has changed in that time. This application provides an opportunity for the CMP to be reviewed and brought up to date, in particular with respect to scheduling urgent and necessary conservation works.

Upon completion of the new Eco Hub the Wallara administrative activities currently undertaken in the cottage will be relocated to the new building. This will lead to the need for conservation works in the cottage along with the development of a strategy for its future use.

Therefore, it would be reasonable for a permit for the construction of the new building to include a condition that the 2005 CMP be reviewed, a schedule of immediate and necessary conservation works be prepared, and an undertaking given that the immediate works be completed within the period of the life of the permit.

Siting Issues

The CMP (Allom Lovell, 2005) made the following recommendation about the siting of new buildings:

5.4.6 New Buildings & Works

It is recommended that no new buildings be constructed within the curtilage of the Main Cottage (as discussed above), although there is opportunity for the replacement of existing structures as outlined in this policy. Elsewhere on the site, new buildings or development could be considered for the south-west of the property, in the vicinity of the lake. This is a much-altered area of the landscape, and can therefore withstand the introduction of new elements. The siting of new buildings in this area would also locate.

them away from the more visually sensitive heritage curtilage area and lessen visual impacts within the overall landscape setting. (p85)

This proposal has followed that recommendation, which confirms that in their opinion this is a much-altered area and the siting of new buildings in this location would minimise visual impacts.

The siting of the new building has also been impacted by bushfire protection requirements and land subject to inundation restrictions. It is sited to fit within these restrictions but also to be removed from the main heritage buildings but visible and accessible from the carpark.

Equally the increase in car parking spaces will not have a detrimental impact on the significance of the place. The existing car parking spaces are insufficient for the volume of visitors and cars park informally along the driveway and under trees. The car parking proposal does not add spaces any closer to the core of the site, but away from the cottage and barn/café.

Whilst these spaces will have no discernible detrimental physical or visual impact on the place aside from potential impact on tree root systems. As a result, it would be reasonable for any permit for this development included a condition that the location of additional car parking spaces be informed by an arborists report and that this report and the final location of car parking spaces be completed within 6 months of the issuing of the permit.

Landscaping

As indicated above the new building has been sited to be removed from the main historic elements of the place but there is an opportunity for the visual impact of the new building to be further minimised through the use of landscaping and planting.

It would be reasonable for any permit for this development to include a condition that a landscape plan designed to separate the new build from the historic elements of the place be prepared and implemented within the period of the life of the permit.

Signage

At the moment there is a minimal amount of directional and interpretive signage on this site. The new development provides an opportunity to better explain the location of different elements of the place along with the history and significance of the place. The Eco Hub building could be used to provide comprehensive information about the history and development of the site along with directing visitors to the various publicly accessible elements of the place.

It would be reasonable for any permit for this development to include a condition that a directional and interpretive signage strategy be developed and implemented within the period of the life of the permit.

CONCLUSION AND RECOMMENDATIONS

As indicated in the HIS the impact of these works on the cultural heritage significance of Sages Cottage is minimal. The proposal has gone to some lengths to retain separation from the nineteenth century core of the site along with the ongoing farm activities on the site.

Whilst it remains my view that the proposal should be permitted; I also believe that it would be reasonable for a permit to impose the following conditions:

1. That the 2005 CMP be reviewed, a schedule of immediate and necessary conservation works be prepared, and an undertaking given that the immediate works be completed within the period of the life of the permit.
2. That the location of additional car parking spaces be informed by an arborists report and that this report and the final location of car parking spaces be completed within 6 months of the issuing of the permit.

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3. That a landscape plan designed to separate the new build from the historic elements of the place be prepared and implemented within the period of the life of the permit.
4. That a directional and interpretive signage strategy be developed and implemented within the period of the life of the permit

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