

**SAGES COTTAGE
85 SAGES ROAD, BAXTER**

**ECO HUB
HERITAGE IMPACT STATEMENT**

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Heritage Impact Statement

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 as per the master plan included at image 5 below

Date: *March, 2024*

Victorian Heritage Register Number:

H0302

Address and location description:

*85 Sages Road,
Baxter*

Prepared by:

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For:

*Wallara Australia
PO Box 363
Dandenong*

Heritage Impact Statement

Existing condition and current use of the registered place

The property known as Sages Cottage consists of the original farm house and barn along with a range of other buildings used as a horticultural training centre for people with disability along with hospitality uses (café, weddings, etc.)



IMAGE 1: THE COTTAGE



IMAGE 2: SITE FROM CARPARK



IMAGE 3: SITE FROM BARN/CAFÉ



IMAGE 4: BARN/CAFÉ FROM SITE

The proposed works

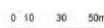
The proposal involves the construction of a new Eco Hub building to the west of the barn and south of the existing carpark, along with the construction of additional car parking spaces as shown on the master plan for the site.

SAGES COTTAGE, ECO HUB, HERITAGE IMPACT STATEMENT



PROPOSED SITE - MASTERPLAN
 SCALE 1:2000 @A3 DWG. NO. 1 REV-1 DATE: 05.03.19

SAGES COTTAGE FOR WALLARA
 85 SAGES ROAD, BAXTER



LEGEND

- NEW BAYS
- EXISTING BAYS - 18
- NEW BAYS - 43
- TOTAL BAYS - 108
- PROPOSED ECO HUB & FARM OPERATIONS
- 12000L WATER TANK (2400 Ø x 2000 H)

gresleyabas
 architecture environment design



IMAGE 5: SITE PLAN

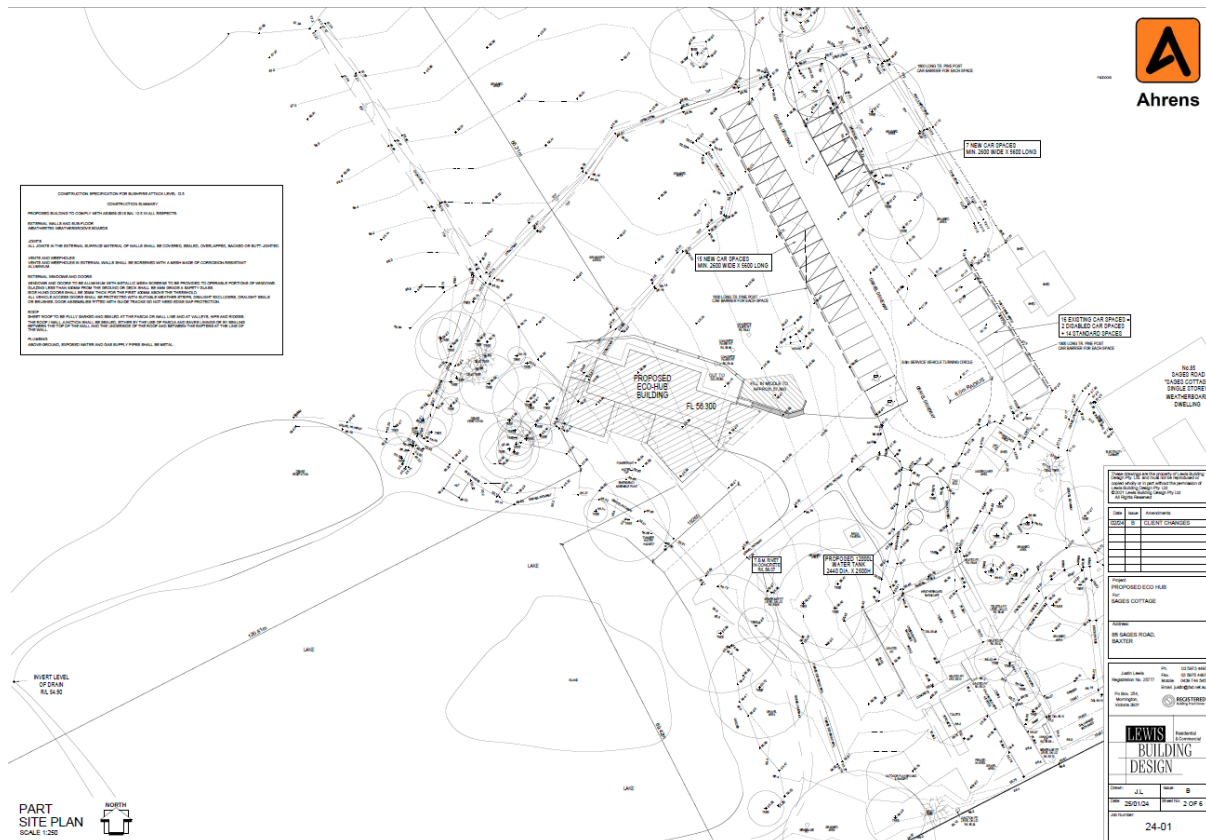


IMAGE 6: SITE PLAN FOR ECO HUB

SAGES COTTAGE, ECO HUB, HERITAGE IMPACT STATEMENT

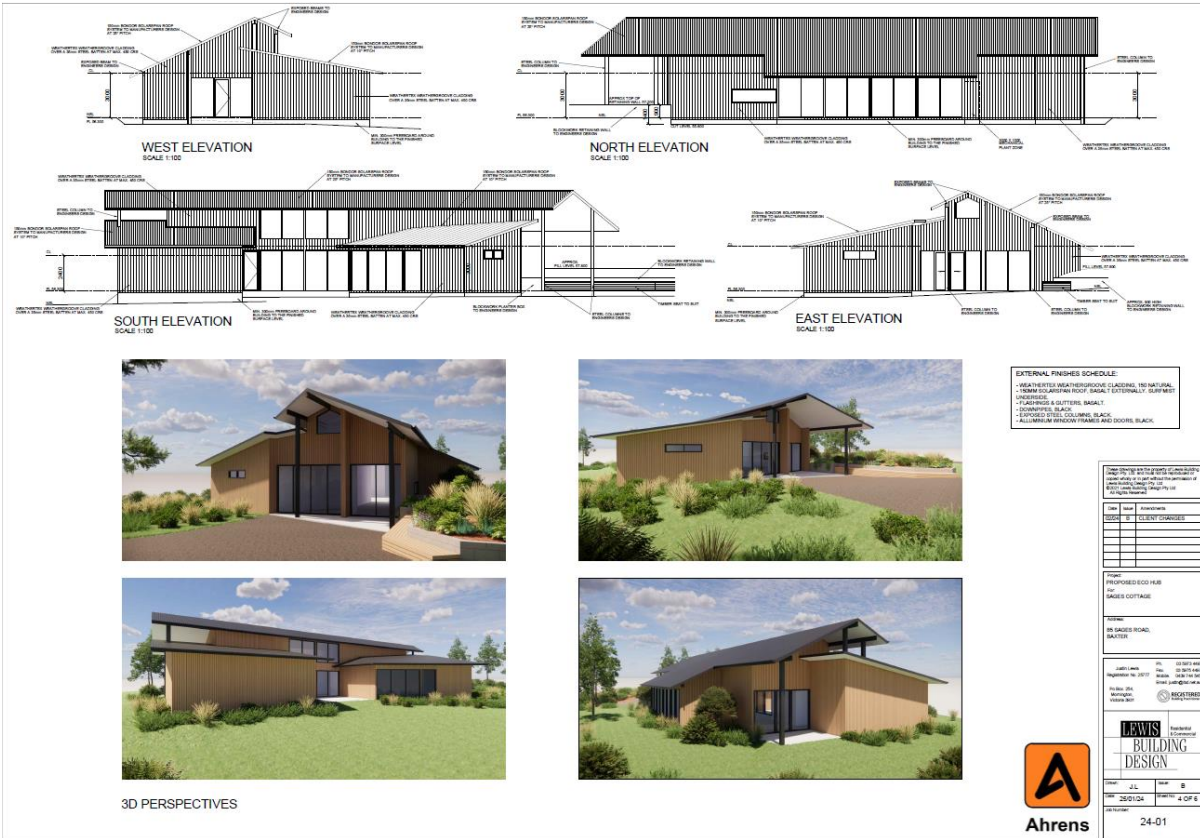


IMAGE 7: ELEVATIONS AND RENDERS

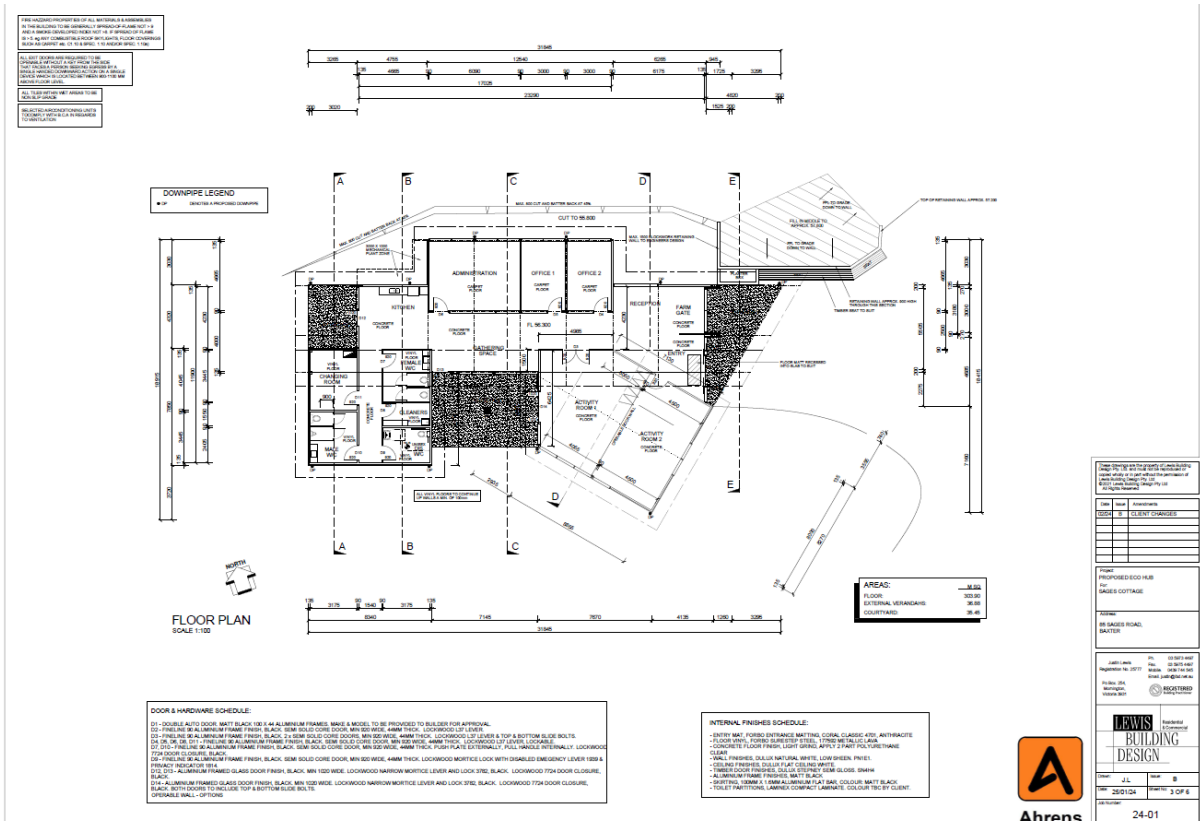


IMAGE 8: FLOOR PLAN

The cultural heritage significance of the place or object, including setting and any archaeological values or potential (relates to s.73(1)(a) of the Heritage Act)

The Statement of Significance for the place is:

WHAT IS SIGNIFICANT?

Sages Cottage including the homestead building, stables, blacksmith's shop, outdoor toilet, the form of the original orchard, and remnant trees and hedges.

HOW IS IT SIGNIFICANT?

Sages Cottage is of historical and architectural significance to the State of Victoria. It satisfies the following criteria for inclusion in the Victorian Heritage Register:

Criterion A

Importance to the course, or pattern, of Victoria's cultural history.

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places.

WHY IS IT SIGNIFICANT?

Sages Cottage is significant at the State level for the following reasons:

Sages Cottage is of historical significance for its association with the pattern of mid-nineteenth century pastoral settlement in Victoria. It is also of historical significance for its long association with the Sage family, and with Benjamin Baxter, one of the earliest settlers in the Mornington Peninsula district. [Criterion A]

Sages Cottage is of architectural significance as a representative example of a nineteenth century pastoral property in Victoria. It is in the class of 'mid nineteenth century pastoral properties' and demonstrates the principal characteristics of this class through the homestead building which was constructed as three separate buildings using the vernacular method of vertical slab construction, and sapling pole rafters and timber split palings to the roof. Outbuildings including a former blacksmiths shop and outdoor toilet, as well as remnant ornamental and productive gardens, an orchard, hedges and mature trees contribute to the understanding of the place as a nineteenth century pastoral property. [Criterion D]

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.

The elements of significance that are affected by this proposal are:

- None of the specific elements as identified by Allom Lovell but the open environment of the overall site

What physical and/or visual impacts will result from the proposed works?

i.e. what will be the effect on the cultural heritage significance of the place (relates to s.73(1)(a) of the Heritage Act)

The site for this new building is currently an open space bounded by bushland, the carpark to the north and an artificial lake in the background to the south (see images 2-4 above).

Physically, the new building will dominate the current open site. However, the open space has clearly been adapted from farmland over many years and the introduction of the artificial lake and the growth of the bushland, both around the lake and to the west in front of the Moorooduc Highway.

Visually, the new building will become obvious from the driveway leading to the carpark and will be highly visible from the carpark. It will also be visible from the barn/café (see image 3 above) but is sufficiently distant from that structure (see image 4 above) to not interfere with its distinct form or siting. The new building will not be visible from the cottage, nor will it interfere with views to the cottage so that its presentation will not be altered.

The Conservation Management Plan (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.

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.

These spaces will have no discernible detrimental physical or visual impact on the place.

Is the registered place or object in a World Heritage Environs Area? If yes, how does the proposal affect the world heritage values of the listed place or any relevant Approved World Heritage Strategy Plan? (relates to s.73(1)(ab) of the Heritage Act)?

No

If there are detrimental impacts on the cultural heritage significance of the place or object, provide reasons why the proposal should be permitted (relates to s.73(1)(b), (e) and (f) and s.73(1A) of the Heritage Act)

73. Matters to be considered in determining applications

- (a) *the extent to which the application, if approved, would affect the cultural heritage significance of the registered place or registered object;*
 - (b) *the extent to which the application, if refused, would affect the reasonable or economic use of the registered place or registered object;*
 - (c) *any submissions made under section 95 or 100;*
 - (d) *if the applicant is a public authority, the extent to which the application, if refused, would unreasonably detrimentally affect the ability of the public authority to perform a statutory duty specified in the application;*
 - (e) *if the application relates to a listed place or to a registered place or registered object in a World Heritage Environs Area, the extent to which the application, if approved, would affect—*
 - (i) *the world heritage values of the listed place; or*
 - (ii) *any relevant Approved World Heritage Strategy Plan;*
 - (f) *any matters relating to the protection and conservation of the registered place or registered object that the Executive Director considers relevant.*
- (3) *In determining whether to approve an application for a permit, the Executive Director may consider—*
- (a) *the extent to which the application, if approved, would affect the cultural heritage significance of any adjacent or neighbouring property that is—*
 - (i) *included in the Heritage Register; or*
 - (ii) *subject to a heritage requirement or control in the relevant planning scheme; or*
 - (b) *any other relevant matter.*

There are no real detrimental impacts on the significance of the place. As indicated above the open space in which this will be built has clearly been adapted from farmland over a long period. This site is not critical to the presentation of the cottage and associated buildings as a nineteenth century pastoral property. This is better understood through the open land on either side of the driveway and the farming structures used by the Wallara training facility.

The masterplan for the site has ensured that the cottage, barn and other early structures are isolated from the carpark and this site which will become the hub for visitors seeking information about the site and the environs. It should take visitor pressure off the café/barn which currently operates as a de-facto entry to the site.

The reasonable or economic use of the registered place or object

The primary use of the site is as a disability training facility in horticulture and hospitality services. The cottage which is the centrepiece of the site is not actively used for this purpose with the training focus being on the farm buildings to the north of the cottage and garden along with the kitchen and café.

The increased visitation to the site places great pressure on the barn/café and this new facility will enable that pressure to be reduced and for the casual visitor experience to be initially focussed on this facility and the broader environment of the site.

If there are detrimental impacts on the cultural heritage significance of the place or object, detail alternative proposals that were considered and reasons why these were dismissed (relates to s.73(1)(b), (e) and (f) and s.73(1A) of the Heritage Act)

The current proposal has been developed to ensure that the original configuration of the site, in particular the rural nature of the land to the east and west of the driveway, the physical and visual isolation of the cottage from the active areas of the site and separation from the barn/café to ensure that there is no confusion with the early structures on the site.

What measures are being proposed to avoid, limit or manage the detrimental impacts?

Any detrimental impacts are minimal. However, the works are designed to:

- Use an architectural form that reflects the simple gable roofed structures of the other buildings on site. Whilst part of the roof design is elevated to enable good natural lighting to the interior of the facility the roofs as seen from the surrounds will reflect the gable roofs of the original buildings without mimicking those architectural forms. In other words, this will present as a modern sympathetic structure separated from the core of the site and its associated farm buildings.
- The use of timber cladding in line with the simple materials of the existing structures.
- The use of an insulated roof cladding system which externally will appear as a low profile metal roofing similar to the corrugated roofing of the existing buildings.

Has the proposal been influenced by, or does it address any Local Planning Scheme or Building Act 1993 requirements? (relates to s.73(1)(f) and s.73(1A) of the Heritage Act)

The applicant has sought and gained a planning permit from Mornington Peninsula Shire (**P19/0813**). The permit is conditional on:

1. Prior to the commencement of the use and development (including the removal of any trees or other vegetation), amended plans and documents must be submitted to and approved by the Responsible Authority.

When approved the plans and documents will be endorsed and form part of the permit. The plans must be drawn to scale, with dimensions, and be generally in accordance with decision plans prepared by Gregory Burgess Pty Ltd Architects dated 05/02/2020, Revision 2, but modified to include the following:

a. A Farm/Land Management Plan in accordance with Condition 10 of this Permit.

b. The site plan amended to nominate the width of car parking spaces. Spaces must be amended to be a minimum 2.6 metres in width.

Conclusion

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.

It is my view that the proposal should be permitted as submitted

RAY TONKIN