

Heritage Referral Response

Application Number:	DA2021/2442
Date:	28/03/2022
To:	Julie Edwards
Land to be developed (Address):	Lot 22 DP 602041 , 90 Cabbage Tree Road BAYVIEW NSW 2104

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>This application has been referred as the site is a local heritage item, Item 2270402, Waterfall Cottage and garden, 90 Cabbage Tree Road, Bayview, listed in Schedule 5 of Pittwater Local Environmental Plan 2014. The site is also within the vicinity of Item 2270158, Katandra Bushland Sanctuary, 84 Lane Cove Road, Ingleside, located on the opposite side of Cabbage Tree Road, some 100 metres away.</p>		
Details of heritage items affected		
<p>Details of this heritage item, as contained within the heritage inventory, are: Item 2270402, Waterfall Cottage and garden, 90 Cabbage Tree Road, Bayview</p> <p><u>Statement of Significance</u></p> <p>Waterfall Cottage is of local historic, aesthetic and research significance as a fine representative example of a late 20th century large private ornamental garden, with elements of the wild garden, woodland gardens, warm-temperate and rainforest species in a dramatic bush setting. It is representative of the mid-late 20th century permanent suburban settlement of the Bayview area, reflecting improved transport links, affluence and subdivision, the building of larger homes with elaborate gardens as secluded retreats from the city, a tranquil style of living, closer to nature. The property's bushland is representative of the Hawkesbury sandstone country of the Pittwater district in terms of rainforest and dry sclerophyll woodland flora and fauna.</p> <p>Waterfall Cottage is at least of local, arguably of regional and possibly state-level social significance, as a renowned private garden opened regularly to the public, popular for repeated visits over some years, through the Australian Open Garden Scheme and through its owner's sustained support for community and charity groups. Waterfall Cottage is rare locally and possibly at a state level, as a large, private informal, woodland and rainforest garden, regularly open to the public, incorporating a large amount of bushland and managed in sympathy with wild animals and birds. Few others exist at this scale, level of diversity and standard of maintenance. Owing to its size and relative intactness, it retains some potential to contain evidence of Aboriginal occupation and use, and historical archaeological relics.</p> <p>Due to increasing subdivision, block clearing and larger houses and areas of paving in the area, Waterfall Cottage's bushland is becoming locally rare in retaining a large bush block that is relatively little-cleared or modified, and thus retaining a degree of intact Hawkesbury sandstone escarpment and foot slope-related rainforest and dry sclerophyll woodland species of flora and fauna. In addition the garden contains many rare species of exotic plants, both in NSW and Australia.</p>		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney)	No	Comment if applicable

Harbour Catchment) 2005		
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th Century Buildings of Significance	No	
Other	No	

Consideration of Application

This application proposes the construction of a swimming pool and pool pavilion, located to the east of the existing house, adjoining the driveway. It is sited below the ridgeline, into the sloping topography at this location. The pavilion, while having a roof and stone chimney, is not enclosed, being open onto a stone terrace and orientated towards the pool. Materials proposed include use of stonework (terrace, pool wall and chimney) and timber to blend in with the existing house and the vegetation. A total of 5 trees are proposed to be removed, however replanting is proposed (but unspecified as no landscape plan provided).

The application was accompanied by a Heritage Impact Statement by John Oultram Heritage & Design (dated August 2021). This report has been reviewed and its conclusions agreed with.

The heritage significance of this item is embodied in the gardens and landscape. The site is very large at 3.17ha and the area proposed for the pool and pavilion is located in one of the few areas accessible from Cabbage Tree Road. It is located in a previously filled area, with vegetation which is not of the same quality as plantings further into the site. It is not considered unreasonable for the owners to be able to develop recreational facilities within such a large site.

It is noted that 5 trees are proposed to be removed, as detailed in the Arborist report, however 4 of these trees already have arboricultural issues. Replanting is proposed to replace these trees and to generally landscape the pool and pavilion structure, however no landscape plan was submitted with this application. It is noted that Council's Landscape Officer has required a number of conditions to protect the landscaped nature of the site, including the submission of a landscape plan, protection of all existing trees and vegetation during construction and re-planting.

The heritage significance of this site is embodied in its landscape and vegetation. It is considered that the proposed development will blend into the landscape/garden because of its location on site and the proposed materials and colours. As a result, it will not have an adverse impact upon views within the site or views from the house. It is considered that the conditions required by Council's Landscape Officer will protect the vegetation on site and ensure that appropriate re-planting will occur to replace the vegetation removed and to integrate the development into the garden. In conclusion, it is considered that this proposal will not have an unacceptable adverse impact upon the heritage significance of the item (subject to Landscape Officer conditions being imposed).

The proposed development will not be visible from the heritage item in the vicinity, Katandra Bushland Sanctuary, and therefore it will have no impact on the significance of this item.

Therefore, no objections are raised on heritage grounds and no conditions required.

Consider against the provisions of CL5.10 of PLEP 2014:

Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? N/A

Is a Heritage Impact Statement required? Has a Heritage Impact Statement been provided?

Further Comments

COMPLETED BY: Janine Formica, Heritage Planner
DATE: 28 March 2022

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.