

PROPOSED POOL AND POOL PAVILION

AT

**90 CABBAGE TREE ROAD,
BAYVIEW, NSW**

HERITAGE IMPACT STATEMENT



Prepared by:

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1.0 INTRODUCTION

1.1 THE BRIEF

The following report has been prepared to accompany a development application for a new pool and pool pavilion existing property at 90 Cabbage Tree Road, NSW. The report has been prepared on behalf of Alex Jenkins and Paul O'Farrell, the owners of the property.

1.2 THE STUDY AREA

The study area is Lots 22 in 602041 in the Shire of Warringah, Parish of Narembeen and County of Cumberland (Figure 1.1).

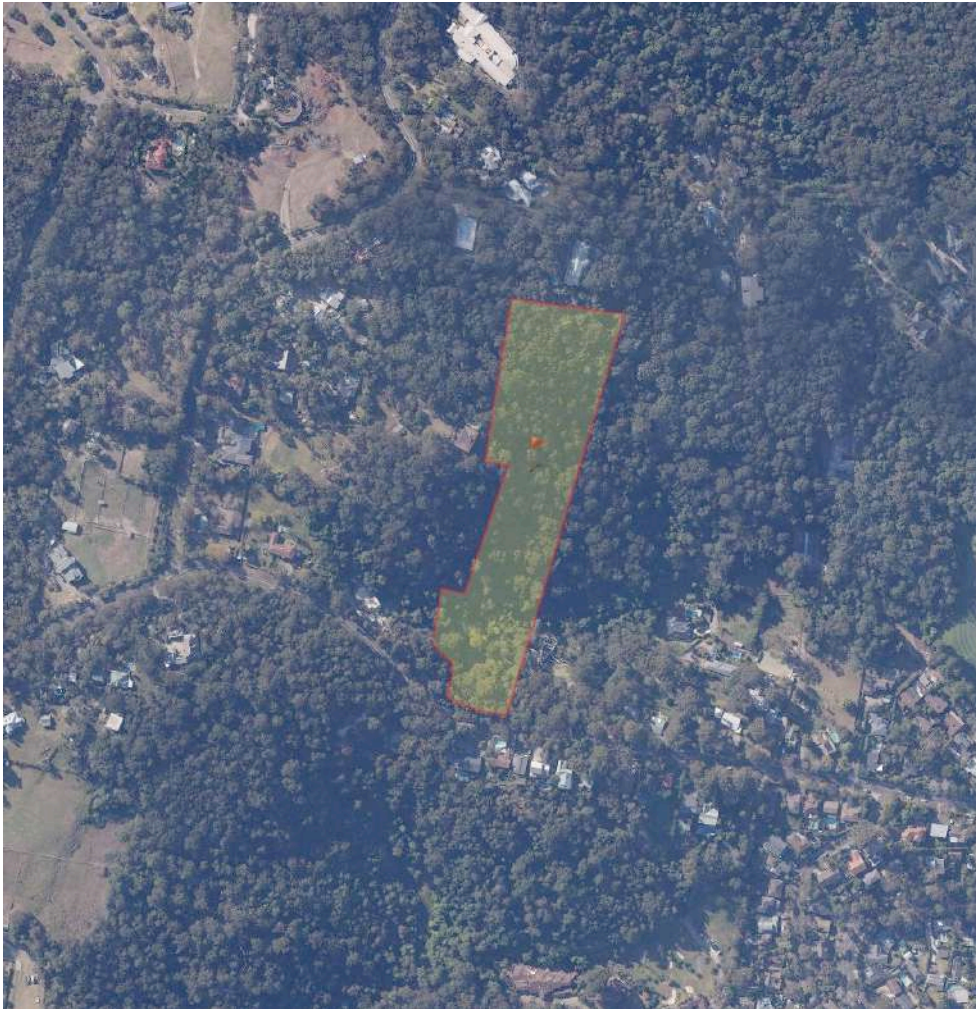


Figure 1.1 The Study Area shaded

Source: Google Maps

1.3 LIMITATIONS AND TERMS

The report only addresses the European significance of the place. The terms *fabric, conservation, maintenance, preservation, restoration, reconstruction, adaptation, compatible use and cultural significance* used in this report are as defined in the Australia ICOMOS Burra Charter.

1.4 METHODOLOGY

This report was prepared in accordance with the *NSW Heritage Manual* "Statements of Heritage Impact", "Assessing Heritage Significance Guidelines" and the Northern Beaches Council guidelines for the preparation of heritage impact statements. The philosophy adopted is that guided by the Australia ICOMOS Burra Charter 2013.

1.5 AUTHORS AND ACKNOWLEDGMENTS

This report, including all diagrams and photographs, was prepared by John Oultram of John Oultram Heritage & Design, unless otherwise noted. John Oultram Heritage & Design was established in 1998 and is on the NSW Heritage Office list of heritage consultants.

2.0 HISTORICAL BACKGROUND

2.1 MONA VALE CONTEXT

The northeastern suburb of Mona Vale comprises the 700 acres granted to Robert Campbell (1769-1846) in 1814 (registered in 1819). Campbell's grant came with pockets of fertile soil, but much of it was low lying swampland known by the Aboriginal name Winnererremery. Campbell's grant was sold to D'Arcy Wentworth, and the Wentworth family leased parts to tenant farmers into the 1880s. The grant was called Mona Vale.

The European settlement of Pittwater was slow to develop, and began in the 1820s. By 1822 the first road from Manly to Sydney via Pittwater existed. The early settlers were mostly farmers and orchardists (Pollen, 1996). Early activities up to the latter half of the 19th century were largely agricultural, and to a lesser extent, industrial, including ship building, salt extraction and fishing.

The second phase of Pittwater settlement began in the 1880s as public transport was extended as far as Narrabeen by tram, and coach access to Pittwater was made easier. The name Bayview was officially recognised on 21 August 1882, when a post office was opened in the Collins residence and farm. The suburb took the post office's name. Around 1900, a brick works operated in Bayview, and in 1901 the Bayview Wharf was built.

The subject site comprises the land granted to Dugald McPherson in 1853.



Figure 2.1 Detail from the parish map of Narrabeen, not dated, with later annotations, showing McPherson's grant

Source: (SRNSW MAP 259)

2.2 90 CABBAGE TREE ROAD

The listing sheet for the property contains a detailed history of the place that is summarised below.

Waterfall Cottage's land was once part of two Nineteenth century 100 acre land grants, to David Moore and Dugald McPherson. These were adjoining grants running east-west, north of Cabbage Tree Road. Moore's land was roughly triangular and north of McPherson's, which was roughly rectangular (map of Pittwater, undated, in Roberts, J. (ed.)). The majority of Waterfall Cottage's land falls within McPherson's grant of 100 acres. This grant was gazetted on 15 November 1853. It was crossed by a creek running from the northwest to the southeast in direction. The grant straddled both sides of Cabbage Tree Road. Waterfall Cottage is in the western 'end' of the original grant).

Moore's 100 acre grant lay contiguous to and to the north of McPherson's, and had the source of the same creek that crossed the latter land (running almost due north-south), and a branch of that creek running from what appears closer to due west to the east, joining the other fork close to Moore's grant's southern boundary.

Little is known about the history of Moore and McPherson land grants use in the late Nineteenth and early Twentieth centuries. The predominance of poor, sandy soils on the sandstone landscapes and the low-lying poorly drained estuarine flats meant that the Warringah area held little potential to early colonists who were seeking agricultural lands. There was little development in the area in the 19th century, apart from market gardens and poultry farms in places such as Mona Vale (Benson & Howell, 1995, p.134).

In c.1939-45, a tank trail was built across the property to a gun emplacement on the hill to the northeast.

Photographs apparently taken in 1943 on Waterfall Cottage's land show two men, a woman and a youth digging post holes, erecting round posts, and a form of semi-open-sided free-standing shed structure, with a pole frame and corrugated iron roof. The amount of sun showing in the photographs indicates that part of the property was cleared land with few trees. One photo shows tree trunks with a seating area and 'table' under them, appearing to be ironbarks (the date of its clearing is not known).

In 1953, the shed near the entry gates/drive and a three bedroom single storey fibro cement house were built for George Gristock and his wife. A lawn and garden around the house and along the driveway were made from 1953 onwards.

In 1974, Neville Baggott bought the property for \$82,000. Circa 1974-82, a pond was built in front of the house by then owner Neville Baggott, who also planted Cocos Island palms (*Syragus romanzoffianum*), and bangalow/piccabeen palms (*Archontophoenix cunninghamiana*) to 'pretty up' the property for sale. Circa 1982 there was one bridge existing, east of (below) the house and giant bamboo clump.

Jeanne Villani bought the property in December 1982 for \$317,000, in conjunction with Tom Baxter. At that time the only 'garden' on the property was a modest area with lawn around the 1953 house, and more lawn along the driveway. Some stone edged beds adjoined the existing shed near the gate, and the rest of the property was full of low scrub growth, much of it a mass of lantana (*L.camara*), a weedy exotic large shrub.

There had been an impressive garden here in the past, and slow removal of the lantana and other weeds revealed various stone walls, flights of steps, camellias, abelias, hibiscus and hydrangea bushes. Two pink crepe myrtles (*Lagerstroemia indica*) east of the front door existed though they were smaller than today. These possibly date to c.1953 and the construction of the house. The *Wisteria sinensis* vine east of the house was there, although not its chain 'arch' over the turning circle, which was added by Mrs Villani, training the vine in time over it and the turning circle.

One Jacaranda (*J.mimosifolia*) north of the turning circle (the others have seeded since) and the pink *Rondeletia amoena* on the bank west of the turning circle were there in 1982. The bank west of the house was covered in bracken ferns, *Cissus* vine, cheese trees (*Glochidion ferdinandii*), and scrubby weeds. This was cleared by Ken Le Nel, a co-tenant between 1983-4.

In 1982, the pond to the rear (west) of the house was extended, and a new feeder channel to a smaller pond and overflow was built, as well as the one in the front (east). These two sit below the waterfall. A lot of the land east of the house was pre-existing fill in 1982. Two bird cages were built, one behind the house for pigeons, the other north of the creek for quail. The bunya pine (*Araucaria bidwillii*) beside the front lawn/drive was a small seedling in 1982.

The path system around the enlarged garden was laid out by Tony Seager after 1984. The Second World War tank track across the creek through the bush was kept and forms the main path through the garden still. Another grassed area was added north of the creek, and side paths with steps on steep sections were made. Ken Le Nel lived here from 1983-4, with Mrs Villani living in Cammeray until June 1986, and visiting on weekends. On 17 January 1985, the property was transferred totally to the ownership of Mrs Villani. In 1986 Mrs Villani moved into the old house on the property.

Mick Leslie built the aviaries, gazebo, carvings around the garden and added three more timber bridges over the creek from 1986.

In April 1988, the house was modified after stormwater had undermined part of it. From 1 November 1988 until August 1989, the fibro house was demolished, and the current stone and timber two storey house was built by Touchwood Constructions, with Wayne Schonell and three other stone masons, to a design of Drew Dickson and Mrs Villani.

Details were based on favourite other houses, such as Elizabeth Farm in Parramatta, a house in Peshurst Street, Willoughby and an old house on the Old Northern Road, Dural. The first stone was laid on Mrs Villani's birthday, 3 March 1989. All stone was dressed on site. Mrs Villani lived on site in a builder's shed while the new house was built. Mesh fences were erected around the shed, and the site of the new house, to protect the garden during construction.

The garden's development has been mostly trial and error to find out what will survive grazing and trampling by wallabies, possums, echidna, lyre birds, brush turkeys and bandicoots, and what will grow well in a predominantly shady garden. The style of the garden could be called informal or 'natural' woodland, as though plants had always been there.

Mass plantings of shrubs, bulbs, perennials such as winter roses, *Plectranthus*, *Salvia*, orchids, Iris, lilies, daisies, kaffir lilies, Nile lilies, climbers etc. give a soft, informal effect of exotics integrated into the rainforest, an overall feeling of tranquillity and seclusion, which is a feature. Mrs Villani's taste for collecting rare or 'new' plants has led to a considerable enrichment of the garden, something becoming increasingly evident with time.

Mrs Villani's generosity in sharing the garden has been marked, and ongoing, leading to a degree of attachment by the local community, within the Sydney region and Australia, and a number of overseas visitors. A number of Food & Wine Appreciation Society events were held on the property from 1982 onwards, in marquees erected over the driveway and lawn.

Along with its regular opening to the public under the Australian Open Garden Scheme since 1994, the garden has become well known and popular, attracting the general public, many social groups, garden clubs, as well as the Friends of the Royal Botanic Gardens Sydney and the Australian Garden History Society (whose national conference delegates (approximately 200) visited in October 2004).

Problems with prolonged drought led to the sinking of a bore on the property in 2003 to improve water supply. In 2004, two water tanks were installed.

In 2005, 'Lily', a 'mud maiden' inspired by a similar creation at the gardens of Heligan, Cornwall, UK, was created of clay on steel rod frame, planted with groundcovers, moss by Belinda Villani, niece of Mrs Villani, and sculptor.

3.0 PHYSICAL DESCRIPTION

An inspection of the property was carried out by John Oultram in August 2021.

3.1 HOUSE

90 Cabbage Tree Road is a single storey (with attic), stone house set on a levelled section of the site at the top of the valley. The house is in rockface sandstone with a steeply pitched, corrugated metal roof with dormers to the front and sides and stone chimneys. There are gables to the sides, front and rear and the front gable has a projecting balcony. There is a projecting gable to the front that flanks a wrap around, single storey verandah.

The house is set high on the site and overlooks the valley that slopes to the north.

3.2 GARDENS

The house has very extensive gardens set both sides of a step valley that falls to the north and is heavily planted with native and exotic trees and shrubs,

The gardens are accessed via stone steps and gravel paths and are dotted with sculptures and garden structures. There are number of freestone retaining walls.

The site rises to the south and west in a rock escarpment that has an intermittent stream falling along the valley and that is lined with rocks. There are four bridges across the stream with the largest being a timber bridge close to the house.

The house is accessed by a steep, gravel, concrete and bitumen drive that slopes down from Cabbage Tree Road to a large, gravel hardstand close to the house. The path to the house has a timber lych gate on stone piers and there is a small gazebo just of the drive.



Figure 3.1 90 Cabbage Tree Road, Bayview

Site plan

Source: CMS Surveyors Pty Limited

4.0 HERITAGE LISTINGS & CONTROLS

4.1 NATIONAL TRUST

The property is not classified on the Register of the National Trust of Australia (NSW).

4.2 HERITAGE NSW OF THE NSW DEPARTMENT OF PREMIER AND CABINET

4.2.1 State Heritage Register

Under the Heritage Act 1977 (as amended) the NSW Heritage Council, administered by Heritage NSW of Premier and Cabinet, maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level. The subject property is not listed on the Register.

4.2.2 State Heritage Inventory

Heritage NSW also compiles the State Heritage Inventory (SHI), a collated database of all places listed on statutory heritage lists, including Local Environmental Plans. The subject property is listed on the Inventory (SHI 2270402).

Listing on the Inventory has no statutory implications for development at the place but reflects the listing of the property of the RLEP (see below).

4.3 LOCAL AUTHORITY

The local authority for the area is the Northern Beaches Council. The property is listed as a heritage item in Schedule 5 Part 1 of the *Pittwater Local Environmental Plan 2014* (as amended) (PLEP)¹.

REF	ADDRESS	ITEM	RANKING
2270402	90 Cabbage Tree Road	Waterfall Cottage and Garden	Local

The property is not within a heritage conservation area but is in the vicinity of a heritage item at:

REF	ADDRESS	ITEM	RANKING
2270158	84 Lane Cove Road	Katandra Bushland Sanctuary	Local

Development would be the subject heritage provisions of the PLEP relating to development of a heritage item and in the vicinity of a heritage item.

Council may also take into consideration the heritage provisions of the *Pittwater 21 Development Control Plan* (as amended) (DCP) that contains heritage objectives and controls for development of heritage items.

¹ Pittwater Council has recently been amalgamated and till new controls are gazetted, the Pittwater planning controls apply

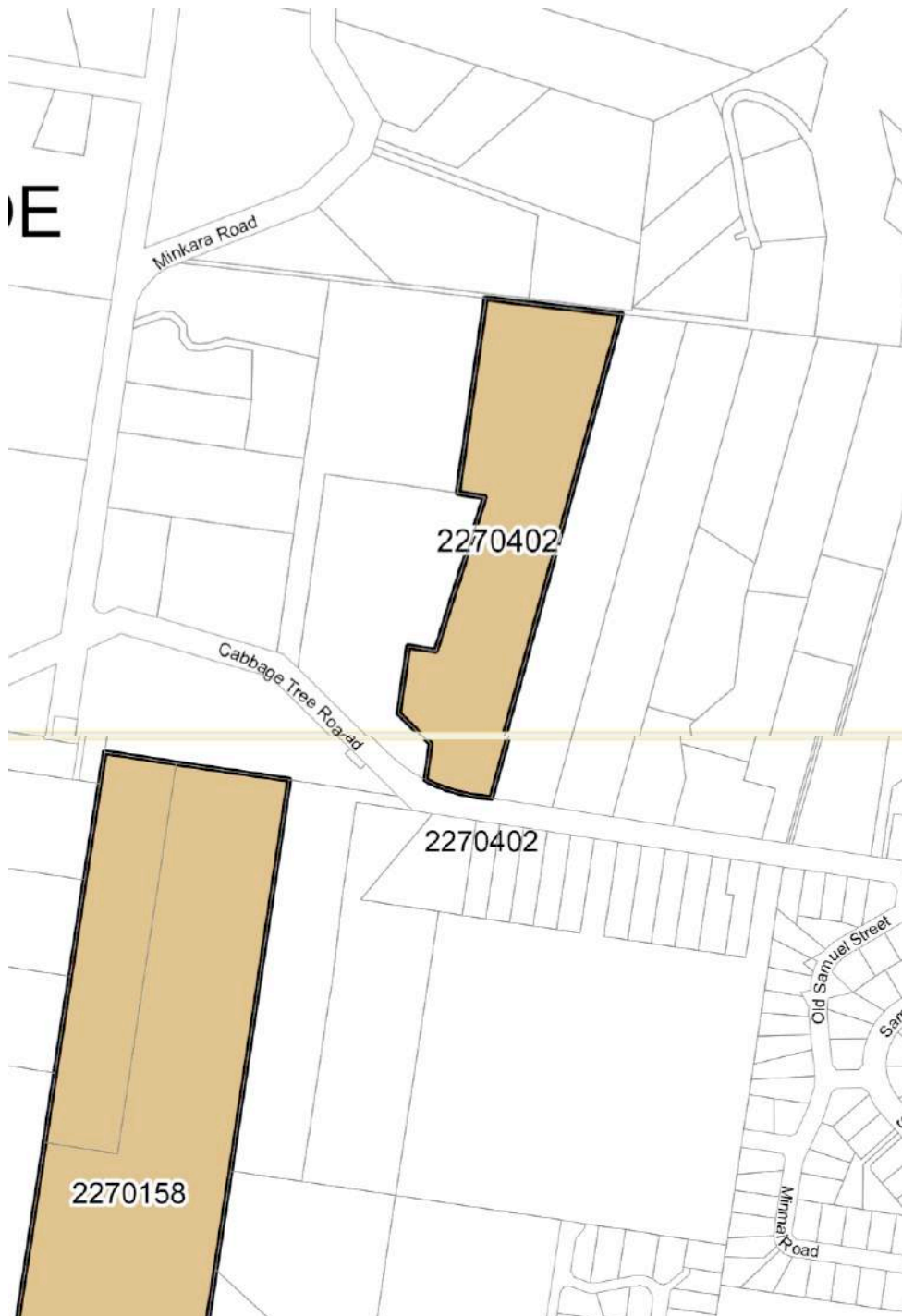


Figure 4.1 Pittwater Local Environmental Plan 2014 Heritage Maps HER_011 and HER_012

Source: Northern Beaches Council

5.0 ASSESSMENT OF SIGNIFICANCE

The listing sheet for the property contains a detailed assessment and statement of significance.

5.1 HISTORIC SIGNIFICANCE

5.1.1 Historical Development

Criterion (a)	An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)
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Waterfall Cottage is of local historic significance as a representative example of the mid-late Twentieth century phenomenon of more permanent settlement in the Bayview and Pittwater area, and its consolidation into part of Sydney suburbia, albeit of a more affluent and secluded nature. It also is representative of the use of the area since the early Twentieth century as a retreat from the city, in picturesque natural surroundings, with bush, beach and estuary.

5.1.2 Historical Associations

Criterion (b)	An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)
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Waterfall Cottage is of local historic significance for its associations with Nineteenth century land grantees David Moore and Dugald McPherson, early farmers in the district.

5.2 AESTHETIC SIGNIFICANCE

Criterion (c)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)
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Waterfall Cottage is at least of local aesthetic significance as a large, elaborate and outstanding rainforest garden, created on the bones of an older garden, created on a challenging site by a talented and tenacious private owner

5.3 SOCIAL SIGNIFICANCE

Criterion (d)	The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons
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Waterfall Cottage is at least of local, arguably of regional and possibly state-level social significance, as a popular and renowned private garden opened regularly to the public, and popular for repeated visits over some years, through its participation in the Australian Open Garden Scheme and the Australian Garden History Society (as evidenced by its visit by delegates from around Australia during October 2004 in the national conference of the society), and its sustained support for and openness to community and charity groups. An increasing number of international tourists find their way to the garden through its website, and word of mouth.

5.4 TECHNICAL/SCIENTIFIC SIGNIFICANCE

Criterion (e)	An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)
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Waterfall Cottage has research significance at a local level, possibly at a regional level, both for its relatively intact remnant and regenerating bush, which contains both a representative selection of local Hawkesbury Sandstone flora and fauna, some rare and locally uncommon species (see Physical Description), including *Bertya brownii* (which with Katandra Bushland Sanctuary's population nearby, form the southern-most known distribution of this species in Australia).

It also has research significance for its diverse range of exotic plants, particularly of subtropical and rainforest species, some rare in cultivation in Australia, NSW and Sydney. The property may have low-moderate archaeological potential to contain evidence of Aboriginal occupation and use before European settlement, although a degree of disturbance at least from the mid 20th century means that its potential to contain evidence of 19th century and early Twentieth century structures, fence posts and remains may be limited.

5.5 RARITY

Criterion (f)	An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)
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Waterfall Cottage is certainly 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. Fernbrook at Kurrajong Heights is a comparable property in the Sydney basin, but few others exist in Pittwater or NSW at this scale, level of diversity and standard of maintenance.

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.

5.6 REPRESENTATIVENESS

Criterion (g)	An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments
	(or a class of the local area's: Cultural or natural places; or Cultural or natural environments)

Waterfall Cottage is a fine representative example of a late Twentieth century large private ornamental pleasure garden, incorporating elements of the Nineteenth century wild garden, Twentieth century woodland gardens, and a late Twentieth century fashion for warm-temperate and rainforest species.

It is also representative of the mid-late Twentieth century phenomena of permanent suburban settlement of the Bayview and Pittwater area, reflecting improved transport links, affluence and subdivision, the building of more permanent homes, some large, with elaborate gardens, as secluded retreats from the city, and a desire for a more 'natural' and tranquil, style of living, closer to nature.

Waterfall Cottage's bushland is representative of the Hawkesbury Sandstone country of the Pittwater district in terms of escarpment and foot slope-related rainforest and dry sclerophyll woodland species of flora and fauna.

5.7 STATEMENT OF SIGNIFICANCE

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.

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.

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.

We would concur with this assessment.

6.0 PROPOSED DEVELOPMENT

6.1 CURRENT PROPOSALS

The current owners would like to build a pool and pool pavilion close to the existing drive. The proposals are shown on Drawing Nos. 0400 DA 101, 102, 103, 121, 201, 301, 302, 303, 304, 321, and 322 (undated) prepared by Suzanne Green Architecture and Interiors.

The proposals include:

- Site clearance in the affected area
- Removal of trees and shrubs
- New pool, spa and pool pavilion
- New timber deck
- New steps to the garden drive

The pool is located to the east of the house close to the existing drive. The pool set above ground on a sandstone base with a glazed 'infinity' wall to the side and is set in a sandstone paved terrace with steps to the west to the garden

The pool pavilion is to the south of the pool with stone clad walls and a gabled corrugated metal roof with a stone chimney. To the west is a pergola with a stone screen wall to the drive. The pool has a metal palisade fence all round and the timber deck is cantilevered over the eastern section of the garden.

The sandstone will have a rockface finish to match the house.

The stone steps to the west of the area will be removed and new steps added to the drive,

The lower section of the structure will be replanted with shrubs selected to complement other plantings in the garden.

7.0 IMPACT OF THE PROPOSED WORKS

7.1 GENERALLY

The gardens at Waterfall Cottage are quite rightly highly regarded for their wild, woodland setting that have been sensitively sculpted and planted to respect the natural landform and early plantings. The various access paths, retaining walls and steps are in a suitably restrained and naturalistic form and the sculptures provide a degree of interest and delight.

The house was carefully placed at the head of the valley to be subservient to the gardens while allowing for views over the valley. While it complements the gardens, in itself, it is of limited significance being a relatively modern dwelling.

The property is in private ownership and some degree of change could be expected to provide for amenities that provide for recreation and the introduction of a pool and pool pavilion on what is a very large site is unlikely to have a serious impact on its form or setting.

The current owners have proved careful custodians of the site and have carried out continuous maintenance works of the built structures and gardens.

7.2 IMPACT OF THE PROPOSED DEVELOPMENT

7.2.1 Proposed Pool and Pool pavilion

The site has few areas capable of development of any scale due to the steep topography and density of the planting. The selected site is to the east of the house close to the drive. The area is currently rather moribund as it has not the woodland quality of other sections of the site. This section of the garden is one of the few areas that receive direct sunlight and the location will allow for passive recreation. The selected location is close to the house for ease of access and is an ideal location for the new structure. It is also set well away for the watercourse and the 'wilder' areas of the gardens.

The works will require the removal of trees (see arborist's report) and shrubs but new plantings will be added on completion around the pool area to limit its visibility from the lower gardens. Some of the pathways and steps will be removed but these will be recreated in a slightly more formal arrangement to the garden and drive,

The pool is not large and the pool pavilion has been designed to complement the house and is in rockface sandstone with a pitched, corrugated metal roof and stone chimney. The pool pavilion has a deck and pergola off that has a wall to the drive to provide privacy but the detail provides some articulation to the structure and focuses views down the valley.

The pool and pool pavilion are set well below the drive and only the roof will be visible on approach. From the lower garden the new structure will read against the well-treed backdrop to the embankment to the road and the plantings to the substructure will lessen the visible impact on the gardens.

Overall we consider that the proposed pool and pool pavilion are well sited and well scaled and detailed and will have a very limited impact on the expansive gardens and the setting of the existing house.



Figure 7.1 View looking east along the drive. The pool is to the left of this



Figure 7.2 View over the development area from the drive



Figure 7.3 View over the development area from the drive



Figure 7.4 View looking southeast to the development area from the house. The new pool is well beyond the furthest plantings



Figure 7.5 View looking southeast to the development area



Figure 7.6 View looking southwest to the development area

7.3 PITTWATER LOCAL ENVIRONMENT PLAN 2014 (LEP)

7.3.1 Impact on Heritage Item

The listing sheet for the item contains some management guidelines that are addressed below.

	<i>Management Guideline</i>	<i>Comment</i>
	<i>Encourage owner to manage in accordance with best horticultural practice.</i>	The current owners have strongly complied with this
	<i>A Heritage Assessment and Heritage Impact Statement should be prepared for the site prior to any major works being undertaken</i>	This report
	<i>Photographic archival recording in accordance with the NSW Heritage Office guidelines for photographic recording of heritage items using film or digital capture (2006) should be undertaken prior to any major works.</i>	Noted

Based on the above we consider that the proposal will have a very limited and acceptable impact on the significance of the place.

7.3.2 Impact on the Heritage Item in the Vicinity

The subject property is close to the Katandra Bushland Sanctuary that is to the southwest of the site. The sites are separated by Cabbage Tree Road and the steep and wooded embankments along the hill. There is no visual connection between the sites and the work will not be visible from Cabbage Tree Road.

We consider that the proposal will have no impact on the setting or significance of the item

7.4 PITTWATER 21 DEVELOPMENT CONTROL PLAN (RDCP)

Guidelines for development or heritage items are contained in Section B1.1 of the RDCP. The proposals are assessed against the relevant guidelines below.

7.4.1 Heritage Controls

	Objective/Control	Comment
B.1.	Heritage Conservation	
	<i>Heritage Items and Archaeological sites</i>	
	Any development application involving work likely to impact the heritage significance of a heritage item or archaeological site is to be accompanied by a Heritage Impact Statement, prepared by an appropriately qualified heritage professional. Guidance on preparing a Heritage Impact Statement (Statement of Heritage Impact) is available at NSW Office of Environment & Heritage in the NSW Heritage Manual or superseding publication.	This report
	Alterations and additions to buildings and structures, and new development of sites containing a heritage item or archaeological site are to be designed to respect and complement the heritage significance in terms of the building envelope, proportions, materials, colours and finishes, and building alignment.	Complies. The pool pavilion is closely based on the house
	Development on land containing a heritage item or archaeological site is to minimise the impact on the setting of the item or site by providing an adequate buffer zone where appropriate, and maintaining and respecting significant views to and from the heritage item or archaeological site.	The pool pavilion and pool are set away from the house and will not impact on significant views
	The scale and form of any alterations and additions are not to dominate the existing building, especially when viewed from the most significant elevations. New alterations and additions should be consistent with the existing building form with respect to roof shape and pitch, façade articulation, fenestrations, proportions and position of windows and door openings.	Complies
	Alterations and additions to heritage items should not necessarily attempt to replicate the architectural or decorative detail of the original but be sympathetic and compatible so as to maintain a distinction between old and new in a subtle manner. Alterations and additions should complement a heritage item's existing period style and character. Reconstruction or reinstatement of the original details and finishes is encouraged.	Complies. The pool pavilion is clearly modern

	<i>Objective/Control</i>	Comment
	<i>The materials, finishes and colours used in alterations and additions should complement the heritage item. Modern materials can be used if their proportions and details are harmonious within the surrounding heritage context or with the heritage item.</i>	Complies

We consider that the proposals are in accordance with the objectives and controls of the RDCP.

8.0 SUMMARY & RECOMMENDATIONS

8.1 SUMMARY

Overall, we consider that the proposals are a very well considered development for additional recreational facilities at the site that pay due regard to its especial. The proposed pool and pool pavilion are well sited and well scaled and detailed and will have a very limited impact on the expansive gardens and the setting of the existing house.

We consider that that the proposals will have a limited and acceptable impact on the significance of the heritage item, no impact on the heritage item in the vicinity and are in accordance with the relevant heritage provisions of the RDCP.

In heritage terms, we would recommend that the proposals be approved.



JOHN OULTRAM