

WSC Mail

From: Peter Kabaila [peterkabaila1@gmail.com]
Sent: Monday, 19 November 2012 9:08 AM
To: WSC Mail
Subject: HERITAGE ADVICE LETTER 01 NOV 2012 ATTACHED
Attachments: Nov 12 Advice WSC 01.pdf
HERITAGE ADVICE LETTER 01 NOV 2012 ATTACHED

WINGECARRIBEE SHIRE COUNCIL		
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File No. 1412/0921		
19 NOV 2012		
OFFICER	ACTION	INFO
P. MALLOY		

Wingecarribee Shire Council Heritage Advisory Service

Black Mountain Projects Pty Ltd
5 Wangara St Aranda ACT 2614
02 6251 2356, m 0403 727 805

ABN 80 002 762 629 Reg. NSW #5853 ACT #737
peter@blackmountainprojects.com
www.blackmountainprojects.com

16.11.12

The General Manager, Wingecarribee Shire Council
wscmail@wsc.nsw.gov.au

ADVICE SUBJECT: LUA 12/0921 referral. Challoner House, 82 Bong Bong Rd Renwick. Proposal to demolish and subdivide into 2 lots.

CLIENT: Peter Malloy

Dear Sir

Thank you for requesting heritage advice. I have read the HIS report submitted with the proposal and visited the site. Heritage advice is as follows:

- The subject property has been assessed by the applicant's own consultants as heritage significant.
- Being more recently built in an institutional style, the subject property is not as visually attractive as the heritage listed Federation Period cottages in its vicinity (Suttor, Goodlet, and Heydon cottages).
- The subject property could be made very attractive by an adaptive reuse which still keeps the main original historic walls and roof, but allows the addition of verandahs and new external finishes.
- The subject property should be heritage listed because it provides evidence of a chronological link between the early and later periods of Renwick.
- The early period of Renwick is represented by the Federation period heritage listed cottages, such as Goodlet Cottage.
- The later period of Renwick is represented by the 1974-built heritage listed De Lauret Cottage.
- The subject property is a 1940-built structure, so it falls in the middle of the Renwick period and is important in explaining that history.
- The weather shelter has less significance but could also be retained for adaptive reuse.
- Initial reaction to the house may have been that it is not a pretty sight and could be removed to make way for an additional block. On closer examination, however, the building is heritage significant.
- It would be unreasonable to believe that loss of heritage values to the community resulting from demolition is compensated by the gain of just one extra residential block.
- Council should consider heritage listing the building. The applicant could consider retaining the building as well as subdividing, provided that the minimum lot size could be varied in order to retain the main building.

I trust that the above advice has been of assistance at this time.

Kind regards
Dr Peter Kabaila
Heritage Adviser

