

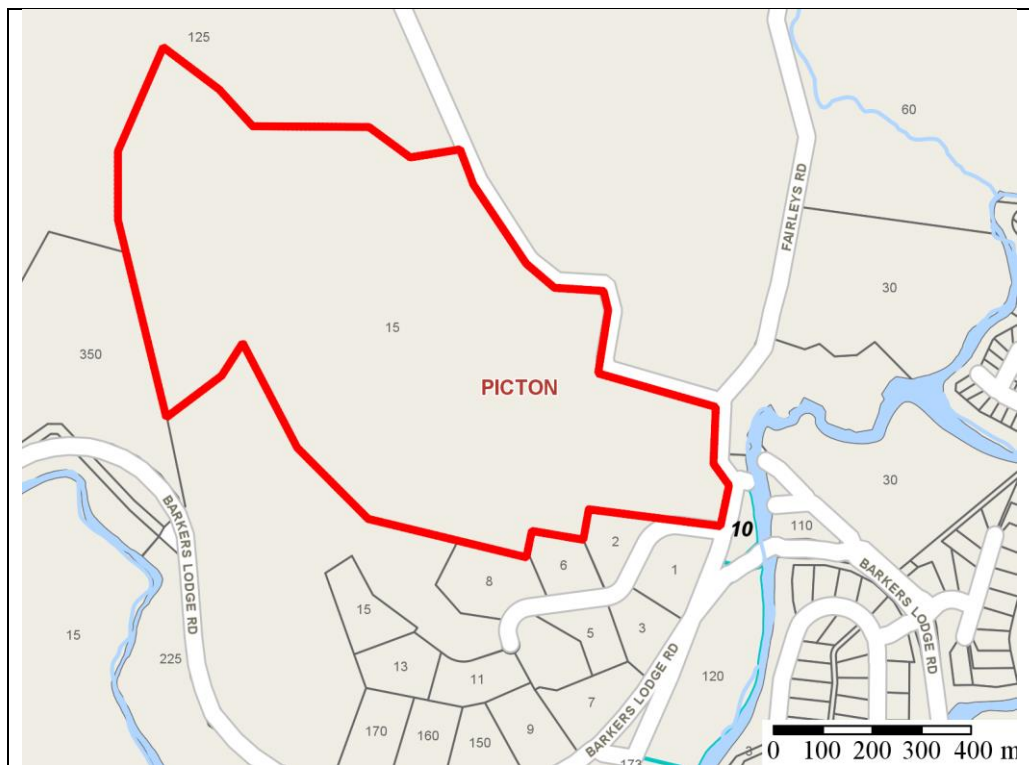
GR2

Heritage Consideration – Abbotsford Barn
259421

TRIM 6497 & PR21134

Applicant:
Owner:

Rein Warry & Co
R & F Ziems Pty Ltd & Ms G J Thompson & Mr N
L Arber



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LOCATION MAP N

EXECUTIVE SUMMARY

- This report seeks to update Council on a proposal to heritage list 'Abbotsford Barn' located within the Abbotsford Planning Proposal site.
- Council has previously considered this potential heritage item. At the proponent's request, Council resolved to defer consideration of the matter so that further investigation could be conducted.
- More information has now been provided by the proponent to inform consideration of the potential new heritage item.
- Under legislation, a person who makes a relevant planning application or public submission is required to disclose any reportable political donations. The disclosure requirements extends to any person with a financial interest in the application or any associate of the person making a public submission. No disclosure of political donation has been made in association with this application.
- It is recommended that Council does not Heritage List the Abbotsford Barn.

REPORT

1.1 INTRODUCTION

The 'Abbotsford Barn' is a rural farm building situated approximately 1 kilometre from Picton town centre, in direct line, and 1.5 kilometres by road.

It is located within the Abbotsford Planning Proposal site which seeks to enable the development of the site for rural residential style housing while safeguarding items of historical interest across the site and facilitating the environmental management of sensitive land.

1.2 BACKGROUND

The Abbotsford Planning Proposal seeks to reduce the curtilage of the Abbotsford Homestead and separately list two (2) new heritage items being the Byrnes Exhibition Dairy and the Abbotsford Silos.

As part of the detailed assessment of the Planning Proposal there was considered to be merit in separately listing the Abbotsford Barn structure. This was considered by Council at its Ordinary Meeting on 19 June 2017. A copy of the report and minutes is provided in Attachment 1.

At the proponent's request Council resolved that 'the matter be deferred'. This was to enable further investigation.

1.3 ABBOTSFORD BARN

The proponent does not support heritage listing the Abbotsford Barn on the grounds that the structure is in poor condition and it would be impractical to retain. The proponent has provided additional information to support their position, and includes:

- A structural report prepared by a qualified engineer – *Report on Damage to Hay Shed at 1 Abbotsford Road, Picton* dated 28 July 2017 prepared by D&M Consulting Pty Ltd
- Supporting letter from a qualified heritage consultant – *Heritage Advice concerning the Barn, Abbotsford, Picton* dated 17 August 2017 prepared by NBRS & Partners Pty Ltd.

The engineer's report concludes that the building be demolished based on its age and structural defects. If the building was to be retained, the report indicates that the whole structure would require replacement. The heritage consultant's letter concludes that:

“the Abbotsford Barn is a fragile structure that was designed to be a temporary building. Its slender, under-sized structural members were designed to be supported by a volume full of hay bales. This practise cannot be resumed. The structure is too fragile to be repaired. It is not sufficiently significant to be reconstructed. The structure has been found to be dangerous by a structural engineer, who recommends that it be demolished.”

The heritage consultant has recommended that the barn could be conserved in an archival recording. This could be a condition of consent for any future subdivision of the land which would result in the structure being demolished.

CONSULTATION

Council's Heritage Advisor has considered the additional information provided by the proponent and accepts the listing and reuse of Abbotsford Barn could be impractical and heritage listing could no longer be pursued.

CONCLUSION

The provision of additional information by the proponent has been helpful to enable a more comprehensive assessment of the value in heritage listing the Abbotsford Barn.

It is now considered impracticable to heritage list the Abbotsford Barn and this approach to conserving the structure should no longer be pursued.

If Council agrees to this approach, no further action is required in terms of the Abbotsford Planning Proposal.

ATTACHMENTS INCLUDED IN A SEPARATE BOOKLET

1. Council Report and Minutes for Agenda Item PE2 – 19 June 2017

RECOMMENDATION

1. That Council no longer pursue a separate planning proposal for inclusion of the Abbotsford Barn as a heritage item in the Wollondilly Local Environmental Plan 2011.
2. That the applicant and landowner be notified of Council's resolution.