

## HERITAGE COUNCIL DETERMINATION

Determination Date	1 February 2018
Place/Object Name	Sages Cottage
Location	53 Sages Road, Baxter, Mornington Peninsula Shire
VHR Number	H0302
Category	Heritage Place

At a meeting of the Heritage Council of Victoria on 1 February 2018 it was determined that, in accordance with Section 62(1) of the *Heritage Act 2017*, the Victorian Heritage Register entry for the above place should be amended subject to the change noted on page 13 of the attached report. This decision was reached having considered the assessment against the Heritage Council's criteria and other information, including the proposed amendments contained in the attached report and submissions received in response to the Executive Director's recommendation.

The Heritage Council endorses and adopts the attached report for the purposes of making its decision.



**Professor Stuart Macintyre AO**  
Chair, Heritage Council of Victoria

# Recommendation of the Executive Director and assessment of cultural heritage significance under Part 3 Division 7 of the *Heritage Act 2017*

<b>Name</b>	Sages Cottage
<b>Location</b>	53 Sages Road, Baxter, Mornington Peninsula Shire
<b>Date Registered</b>	9 October 1974
<b>VHR Number</b>	VHR H0302
<b>VHR Categor(ies)</b>	Heritage Place
<b>Hermes Number</b>	93



Sages Cottage (2017)

## **EXECUTIVE DIRECTOR RECOMMENDATION TO THE HERITAGE COUNCIL:**

To amend the existing registration of VHR H0302 in accordance with s.62 of the *Heritage Act 2017* by:

- Adding land.
- Updating the Statement of Significance and putting it in the current format.
- Including permit exemptions. This registration currently has no permit exemptions.

### **Reasons for the proposed amendment:**

The registration of Sages Cottage, which was gazetted in 1974 in the Historic Buildings Register, requires updating. No land was able to be registered under the *Historic Buildings Act* until 1982. For places added before that time, only the buildings are included in the registration, not the land on which they sit or an appropriate curtilage. Places registered since 1982 include both buildings and land. Early registrations are currently being updated to reflect this change. In this case, the addition of land includes the addition of buildings, trees and landscape elements associated with the cultural heritage significance of the place.

Under s.49(1)(d) of the *Heritage Act 2017* the Heritage Council may include additional land to registered places.

The existing registration documentation is provided at Attachment 1 of this report.

**STEVEN AVERY**

**Acting Executive Director**

**Recommendation Date:** 17 November 2017

## **AMENDMENT BACKGROUND**

An application to amend this registration by adding land, permit policies and permit exemptions was made by the Executive Director on 30 October 2017. The application will provide clarity around potential future works by the owners and leasees.

## **PREVIOUS EXTENT OF REGISTRATION**

Eurutta (Sages Cottage), Baxter. [Victoria Government Gazette, 9 October 1974, Pg 3649].  
No extent diagram accompanies the 1974 registration.

## **PREVIOUS CATEGORY OF REGISTRATION**

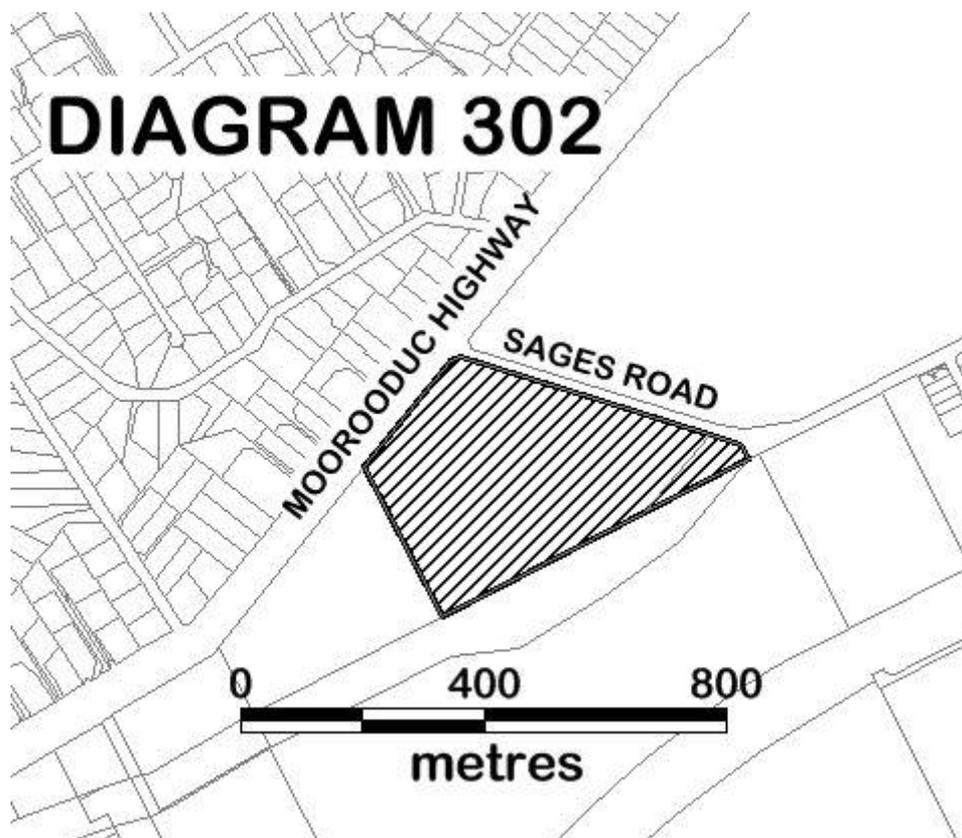
Heritage Place

## **CURRENT CATEGORY OF REGISTRATION**

No change.

## EXTENT OF REGISTRATION

All of the place shown hatched on Diagram 302 encompassing all of Lot 1 on Title Plan 105311 and all of Lot 1 on Title Plan 618511.



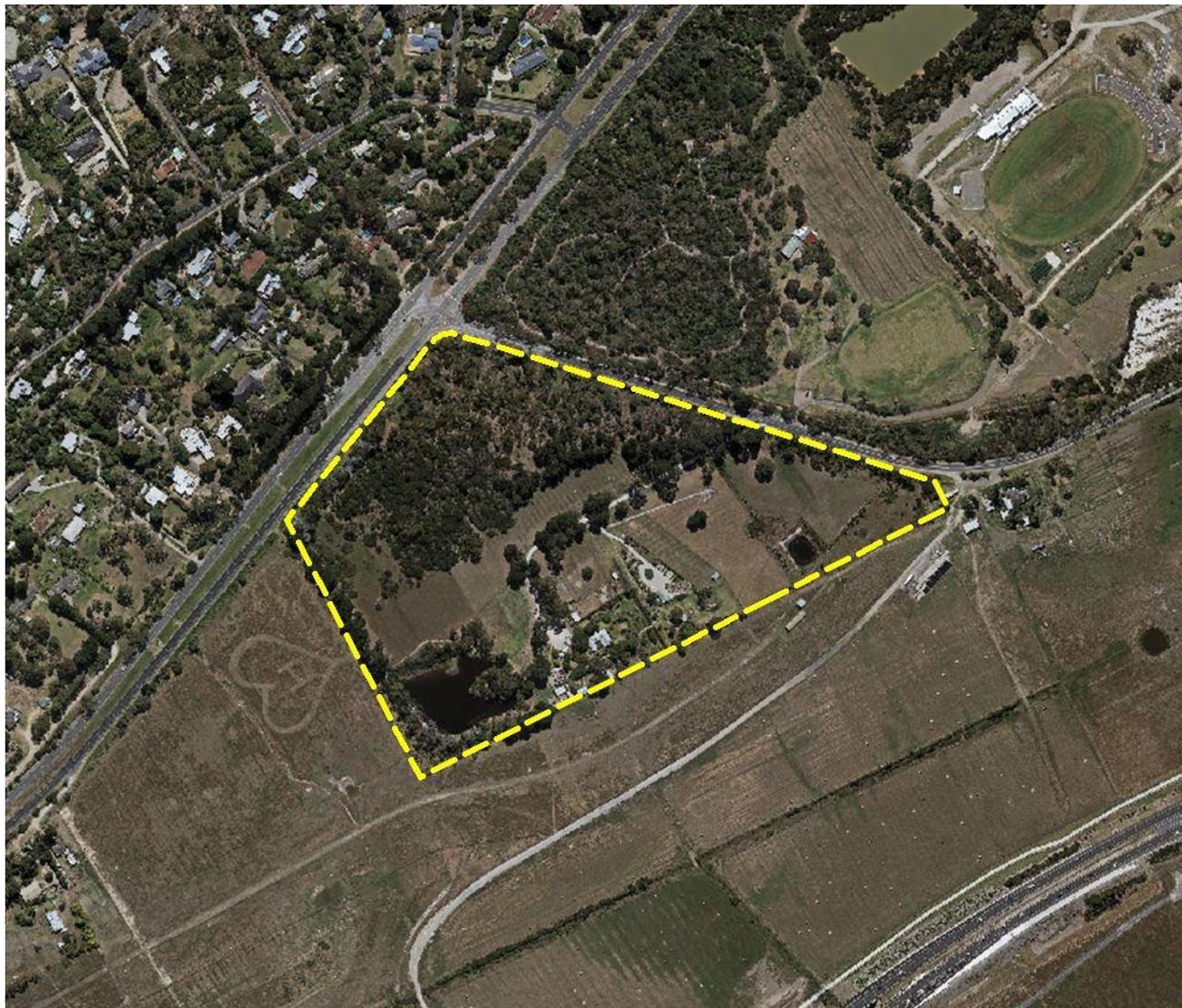
The extent of registration of Sages Cottage in the Victorian Heritage Register affects the whole place shown on Diagram 302 including buildings (including the exteriors and interiors), trees, driveways and landscape elements.

The extent of registration is the same as the nominated extent.

## RATIONALE FOR EXTENT

The land proposed for registration demonstrates similar cultural heritage values to the homestead building and provides a protective setting and interpretative context for the place. The additional land is important in ensuring the integrity of the place and allowing the cultural heritage values to be read. The proposed extent comprises the same area of Crown land leased by John Sage in 1871.

## AERIAL PHOTO OF THE PLACE SHOWING REGISTRATION





Aerial image showing the main elements at the site

## RECOMMENDATION REASONS

### REASONS FOR RECOMMENDING THE INCLUSION OF ADDITIONAL LAND IN THE VICTORIAN HERITAGE REGISTER

The Executive Director recommends that the Heritage Council amend this registration in accordance with s.62 of the *Heritage Act 2017*. He recommends that the Heritage Council add land to this registration in accordance with s. 49(1)(d) *Heritage Act 2017* on the grounds that:

- (ii) the land surrounding the place is important to the protection or conservation of the place or contributes to the understanding of the place.

The significance of Sages Cottage has been recognised by its inclusion in the Victorian Heritage Register (VHR H0302). This is an early listing (1974) and only the main homestead building and not the land on which it stands or its associated buildings or plantings are included in the registration.

Sages Cottage was included in the VHR in 1974 for its architectural and historical significance. The place consists of a c.1870s homestead building, stables and outbuildings located in 35 acres of bushland and landscaped gardens.

It is recommended that all of the place shown hatched on Diagram 302 encompassing all of Lot 1 on Title Plan 105311 and all of Lot 1 on Title Plan 618511 be included in the VHR.

## BACKGROUND

### WHAT IS AT THE PLACE?

Sages Cottage comprises approximately 35 acres of land with the buildings and gardens located along the southern boundary. The area where the homestead building is located is approached from the east, along a driveway with an avenue of pine trees (*Pinus radiata*). An earlier driveway is evident, entering from the north. The homestead building comprises three originally separate buildings linked by later structures and verandahs, all of simple plan form and probably dating from the 1870s. Original wall construction of vertical timber slabs, and roof construction of sapling pole rafters and timber split palings are evident in some areas. Three outbuildings also contain early fabric, including the stables building, the blacksmith's shop and an outdoor toilet. The stables have been largely reconstructed, however some early fabric survives including horizontal timber slabs on the north facade, timber posts, and roof palings. The buildings are immediately surrounded by ornamental gardens, an orchard and mature trees, with bushland to the north and a lake in the south western corner of the property. Other more recently constructed buildings including sheds and animal shelters are located around the homestead building.

### WHAT IS THE HISTORY OF THE PLACE?

Sages Cottage was established in the early 1870s as part of a pastoral property owned by John Sage who had connections with the Mornington Peninsula district since the 1850s. One of the first European settlers in the district, Benjamin Baxter, had settled in the area in c.1842 on his pastoral run, Carrup Carrup. John Sage married Baxter's daughter in 1852, acquired a portion of Baxter's land in 1856, and managed both this property, Eurutta, and Baxter's property. Sage leased two adjoining properties to the north in 1871 and 1877, and built his homestead, now known as Sages Cottage, on the former. John Sage died in 1908 and following the death of his wife in 1927, the property was inherited by their son Thomas Sage. The landholding was reduced in 1944 and again in 1960 when Annie Sage (Thomas's sister) inherited the property. It remained in family ownership until 1974 when it was sold and redeveloped as a restaurant. Extensive landscape works were completed during the 1970s, including the creation of the large lake in the south western corner. The restaurant remained operational when the place was purchased by the Victorian Conservation Trust (now Trust for Nature) in 1976. Sages Cottage is now owned by Wallara Australia and operates as a function venue and a farm.

### WHO ARE THE TRADITIONAL OWNERS/REGISTERED ABORIGINAL PARTY(IES) FOR THIS PLACE?

This site is part of the traditional land of the Bunurong people.

## STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE

### 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]

## PERMIT POLICY

### Preamble

The purpose of the Permit Policy is to assist when considering or making decisions regarding works to a registered place. It is recommended that any proposed works be discussed with an officer of Heritage Victoria prior to making a permit application. Discussing proposed works will assist in answering questions the owner may have and aid any decisions regarding works to the place.

**The extent of registration of Sages Cottage in the Victorian Heritage Register affects the whole place shown on Diagram 302 including the buildings in their landscape setting.** Under the *Heritage Act 1995* a person must not remove or demolish, damage or despoil, develop or alter or excavate, relocate or disturb the position of any part of a registered place or object without approval. It is acknowledged, however, that alterations and other works may be required to keep places and objects in good repair and adapt them for use into the future.

If a person wishes to undertake works or activities in relation to a registered place or registered object, they must apply to the Executive Director, Heritage Victoria for a permit. The purpose of a permit is to enable appropriate change to a place and to effectively manage adverse impacts on the cultural heritage significance of a place as a consequence of change. If an owner is uncertain whether a heritage permit is required, it is recommended that Heritage Victoria be contacted.

Permits are required for anything which alters the place or object, unless a **permit exemption** is granted. Permit exemptions usually cover routine maintenance and upkeep issues faced by owners as well as minor works or works to the elements of the place or object that are not significant. They may include appropriate works that are specified in a conservation management plan. Permit exemptions can be granted at the time of registration (under s.49 of the Heritage Act) or after registration (under s.92 of the Heritage Act).

It should be noted that the addition of new buildings to the registered place, as well as alterations to the interior and exterior of existing buildings requires a permit, unless a specific permit exemption is granted.

### Conservation Management Plan

A Conservation Management Plan (CMP) was prepared for the place by Allom Lovell and Associates in 2005.

### Aboriginal cultural heritage

If any Aboriginal cultural heritage is discovered or exposed at any time it is necessary to immediately contact Aboriginal Victoria to ascertain requirements under the *Aboriginal Heritage Act 2006*.

### Other approvals

Please be aware that approval from other authorities (such as local government) may be required to undertake works.

### Archaeology

Ground disturbance may affect any archaeological deposits of the place and, subject to the exemptions stated in this document, requires a permit.

## PERMIT EXEMPTIONS (UNDER SECTION 49(3) OF THE HERITAGE ACT)

### Preamble

The purpose of the Permit Policy is to assist when considering or making decisions regarding works to a registered place. It is recommended that any proposed works be discussed with an officer of Heritage Victoria prior to making a permit application. Discussing proposed works will assist in answering questions the owner may have and aid any decisions regarding works to the place.

**The extent of registration of Sages Cottage in the Victorian Heritage Register affects the whole place shown on Diagram 302 including the land, all buildings (exteriors and interiors), roads, trees, landscape elements and other features.** Under the *Heritage Act 2017* a person must not remove or demolish, damage or despoil, develop or alter or excavate, relocate or disturb the position of any part of a registered place or object without approval. It is acknowledged, however, that alterations and other works may be required to keep places and objects in good repair and adapt them for use into the future.

If a person wishes to undertake works or activities in relation to a registered place or registered object, they must apply to the Executive Director, Heritage Victoria for a permit. The purpose of a permit is to enable appropriate change to a place and to effectively manage adverse impacts on the cultural heritage significance of a place as a consequence of change. If an owner is uncertain whether a heritage permit is required, it is recommended that Heritage Victoria be contacted.

Permits are required for anything which alters the place or object, unless a **permit exemption** is granted. Permit exemptions usually cover routine maintenance and upkeep issues faced by owners as well as minor works or works to the elements of the place or object that are not significant. They may include appropriate works that are specified in a conservation management plan. Permit exemptions can be granted at the time of registration (under s.49(3) of the Heritage Act) or after registration (under s.92 of the Heritage Act). It should be noted that the addition of new buildings to the registered place, as well as alterations to the interior and exterior of existing buildings requires a permit, unless a specific permit exemption is granted.

## **Cultural heritage significance**

### ***Overview of significance***

The cultural heritage significance of Sages Cottage lies in the early homestead building within its rural setting. Although now diminished in their integrity, other buildings, including the stables, blacksmith's shop and outdoor toilet contribute to the cultural heritage significance of the place. Remnant landscape forms and plantings including the form and siting of the orchard, an avenue of pine trees (*Pinus radiata*) (c1900-10), plum hedgerow (*Prunus domestica* or *Prunus cerasifera*), hawthorn hedgerow (*Crataegus monogyna*) (pre 1940), a stone pine (*Pinus pinea*), a peppercorn (*Schinus areira*), a black mulberry (*Morus nigra*) and a white mulberry (*Morus alba*) are also of cultural heritage significance. Other buildings and gardens at the place are of no cultural heritage significance.

a) All of the buildings and features listed here are of **primary cultural heritage significance** in the context of the place. There are many trees and landscape features at Sages Cottage but most were planted or created in the 1970s and 1980s. The trees and landscape features listed in this section are early plantings. The buildings and features of cultural heritage significance are shown in **red** on the diagram on page 12. A permit is required for most works or alterations. See Permit Exemptions section for specific permit exempt activities:

- Homestead building
- Pine avenue (*Pinus radiata*)
- Plum hedgerow (*Prunus domestica* or *Prunus cerasifera*)
- Hawthorn hedgerow (*Crataegus monogyna*) on east side of garden
- Orchard (form and siting, not individual trees which were planted in the 1970s)
- Mature trees (Stone pine (*Pinus pinea*); Peppercorn (*Schinus areira*); Black mulberry (*Morus nigra*); white mulberry (*Morus alba*)

b) Buildings and features that are listed here are deemed to have **contributory cultural heritage significance** to the place. The buildings listed here have less integrity than the homestead building due to alterations and additions. They are shown in **blue** on the diagram on page 12. A permit is required for most works or alterations. See Permit Exemptions section for specific permit exempt activities:

- Stables

- Blacksmith's shop
- Outdoor toilet
- Cottage garden
- Hawthorn hedgerow (*Crataegus monogyna*) on north side of garden (planted more recently)

c) The following buildings and features are of **no cultural heritage significance**. No permit application is required for these buildings and features.

- All other buildings on the site.
- All other gardens and landscape features on the site.



Elements of primary cultural heritage significance (indicated in **red**).

- 1 Homestead building
- 2 Orchard (form and siting)
- 3 Plum hedgerow (*Prunus domestica* or *Prunus cerasifera*)
- 4 Pine avenue (*Pinus radiata*)
- 5 Peppercorn (*Schinus areira*)
- 6 Stone pine (*Pinus pinea*)
- 7 Black mulberry (*Morus nigra*)

8

White mulberry (*Morus alba*)

9

Hawthorn Hedge (*Crataegus monogyna*) east side of garden

Elements of contributory cultural heritage significance (indicated in *blue*).

10,11

Blacksmith's shop; Outdoor toilet

12

~~Barr~~ Stables

13

Cottage Garden

14

Hawthorn Hedge (*Crataegus monogyna*) north side of garden

## PERMIT EXEMPTIONS (UNDER SECTION 42 OF THE HERITAGE ACT)

It should be noted that Permit Exemptions can be granted at the time of registration (under s.42(4) of the Heritage Act). Permit Exemptions can also be applied for and granted after registration (under s.92 of the Heritage Act).

### General Condition 1

All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object.

### General Condition 2

Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and Heritage Victoria should be notified as soon as possible.

### General Condition 3

All works should ideally be informed by Conservation Management Plans prepared for the place. The Executive Director is not bound by any Conservation Management Plan, and permits still must be obtained for works suggested in any Conservation Management Plan.

### General Condition 4

Nothing in this determination prevents the Heritage Council from amending or rescinding all or any of the permit exemptions.

### General Condition 5

Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the relevant responsible authority, where applicable.

### Specific Permit Exemptions Buildings of Primary and Contributory Significance

*Buildings of Primary and Contributory Significance (Homestead; Stables; Blacksmith's shop; Outdoor toilet)*

These permit exemptions only refers to the homestead, stables, blacksmith's shop and outdoor toilet. Works to all other buildings, including recently constructed sheds and animal shelters within the proposed extent of registration do not require a permit application.

#### Exterior

- Minor patching, repair and maintenance which replace like with like.
- Removal of non-original items such as air conditioners, pipe work, ducting, wiring, aerials etc in a manner that does not damage the heritage fabric.

- Installation or removal of non-original external fixtures and fittings such as hot water services and taps in a manner that does not damage the heritage fabric.
- Painting of previously painted surfaces provided that preparation or painting does not remove original paint or decorative schemes.

#### *Interior*

- Painting of previously painted walls and ceilings provided that preparation or painting does not remove original paint or decorative schemes.
- Installation, removal or replacement of post-1960s carpets and/or flexible floor coverings, window furnishings, and devices for hanging wall mounted art.
- Demolition or removal of post-1960s stud/partition walls, suspended ceilings or non-original wall linings, doors, windows and screens.
- Removal of introduced door and window furniture including, hinges, locks, knobsets and sash lifts.
- Refurbishment of post-1960s bathrooms, toilets and kitchens including removal, installation or replacement of sanitary fixtures and associated piping, mirrors, wall and floor coverings.
- Installation, removal or replacement of ducted, hydronic or concealed radiant type heating provided that the installation does not damage pre-1960s skirtings and architraves and that the central plant is concealed, and is done in a manner not detrimental to the cultural heritage significance of the place.
- Installation, removal or replacement of electrical wiring provided that all new wiring is fully concealed and any original light switches, pull cords, push buttons or power outlets are retained in-situ.
- Installation, removal or replacement of bulk insulation in the roof space.
- Installation, removal or replacement of smoke detectors.

#### *Landscape*

- Repairs and maintenance to hard landscape elements including roads, steps, paths, and gutters.
- Subsurface works involving the installation, removal or replacement of watering and drainage systems or services in accordance with AS4970.
- The process of gardening, including mowing, hedge clipping (including trimming and maintenance of the Hawthorn hedges), bedding displays, removal of dead trees and shrubs.
- The removal or pruning of dead or dangerous trees to maintain safety. If the tree is identified as being of cultural heritage significance, the Executive Director must be notified of these works 21 days prior to them being undertaken.
- Removal of plants listed as noxious weeds in the *Catchment and Land Protection Act 1994*, (excluding the Hawthorn hedges).
- Vegetation protection and management of possums and vermin.
- Fire suppression, fire-fighting duties.
- Disease and weed control.

#### *Trees of primary significance*

- Management of trees in accordance with Australian Standard: Protection of trees on development sites AS4970.
- Management of trees in accordance with Australian Standard; Pruning of Amenity Trees AS 4373.

#### *Maintenance and signage*

- General maintenance including the removal of broken glass, the temporary shuttering of windows and covering of holes as long as this work is reversible and does not have a detrimental impact on cultural heritage significance.
- Maintenance, replacement and installation of electrical and fire services where this does not impact on the heritage fabric.

- Erecting, repairing and maintaining signage (directional signage, road signs, speed signs). Signage must be located and be of a suitable size so as not to obscure or damage heritage fabric, and must be able to be later removed without causing damage to the place. The development of signage must be consistent in the use of format, text, logos, themes and other display materials.

*Public Safety and Security*

- Public safety and security activities provided the works do not adversely affect heritage fabric.
- The erection of temporary security fencing, scaffolding, hoardings or surveillance systems to prevent unauthorised access or secure public safety which will not adversely affect heritage fabric.
- Emergency stabilisation necessary to secure safety where a site feature has been irreparably damaged or destabilised and represents a safety risk to its users or the public. All works, including urgent or emergency site works are to be undertaken by an appropriately qualified specialist such as a structural engineer, or other heritage professional.

ADDITIONAL IMAGES



2017, East wing of homestead



2017, Approach to homestead (west wing)



2017, Outdoor toilet



2017, Blacksmith's shop



2017, Barn



2017, Orchard



2017, Gardens east of the homestead



2017, Peppercorn tree



2017, Stone pine



1972, Stables

Source: State Library of Victoria



1972, Front of homestead building  
Source: State Library of Victoria



1972, Eastern side of homestead building  
Source: State Library of Victoria

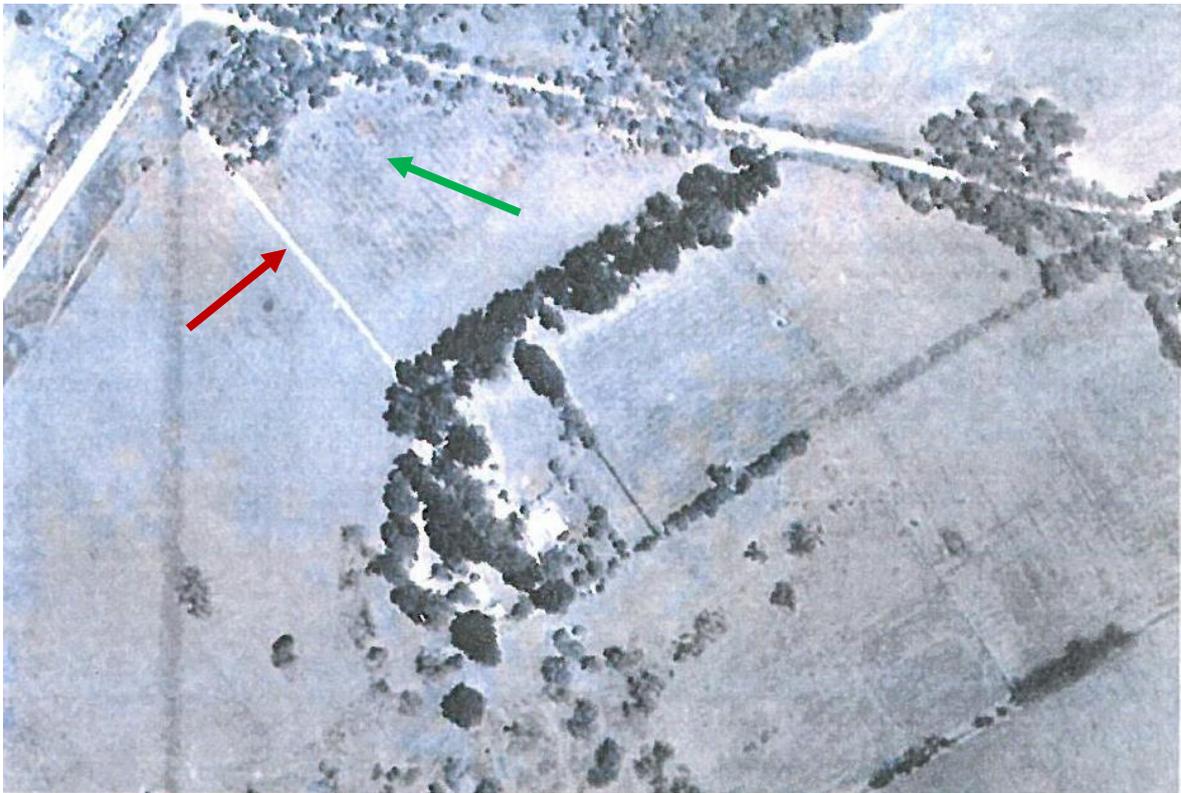
Name: Sages Cottage  
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Undated, View of homestead looking south  
Source: Australian Heritage Photographic Library

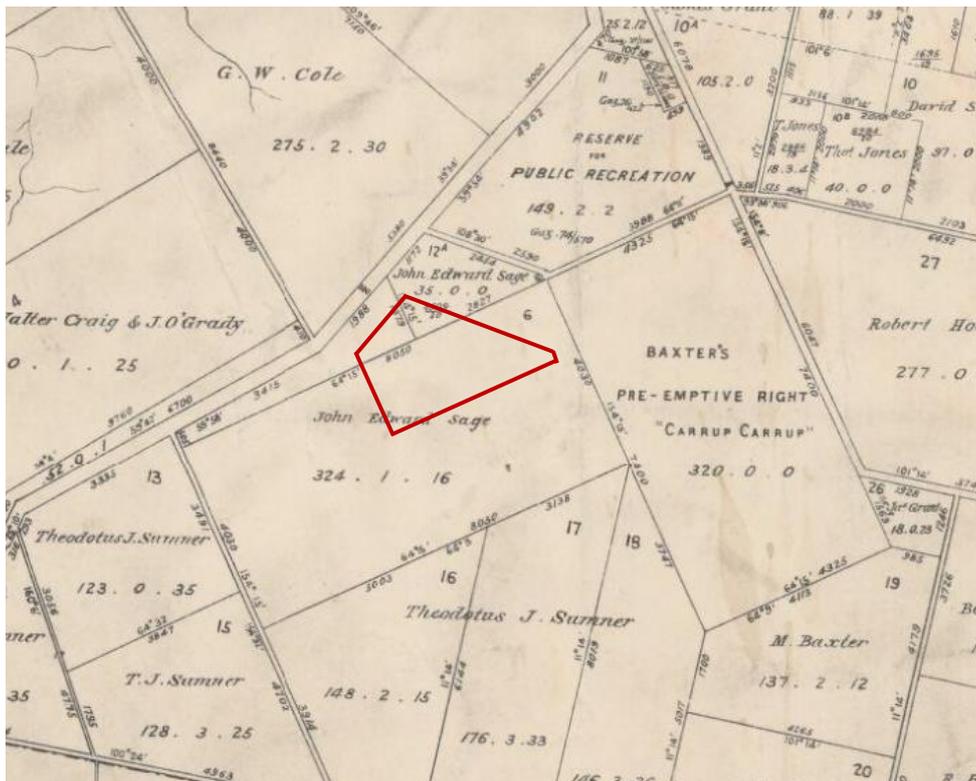


Undated, Front of homestead  
Source: Allom Lovell CMP, 2005



1957, Aerial photo, showing early driveway at top left (indicated with red arrow) and sparse bushland along Sages Road (indicated with green arrow).

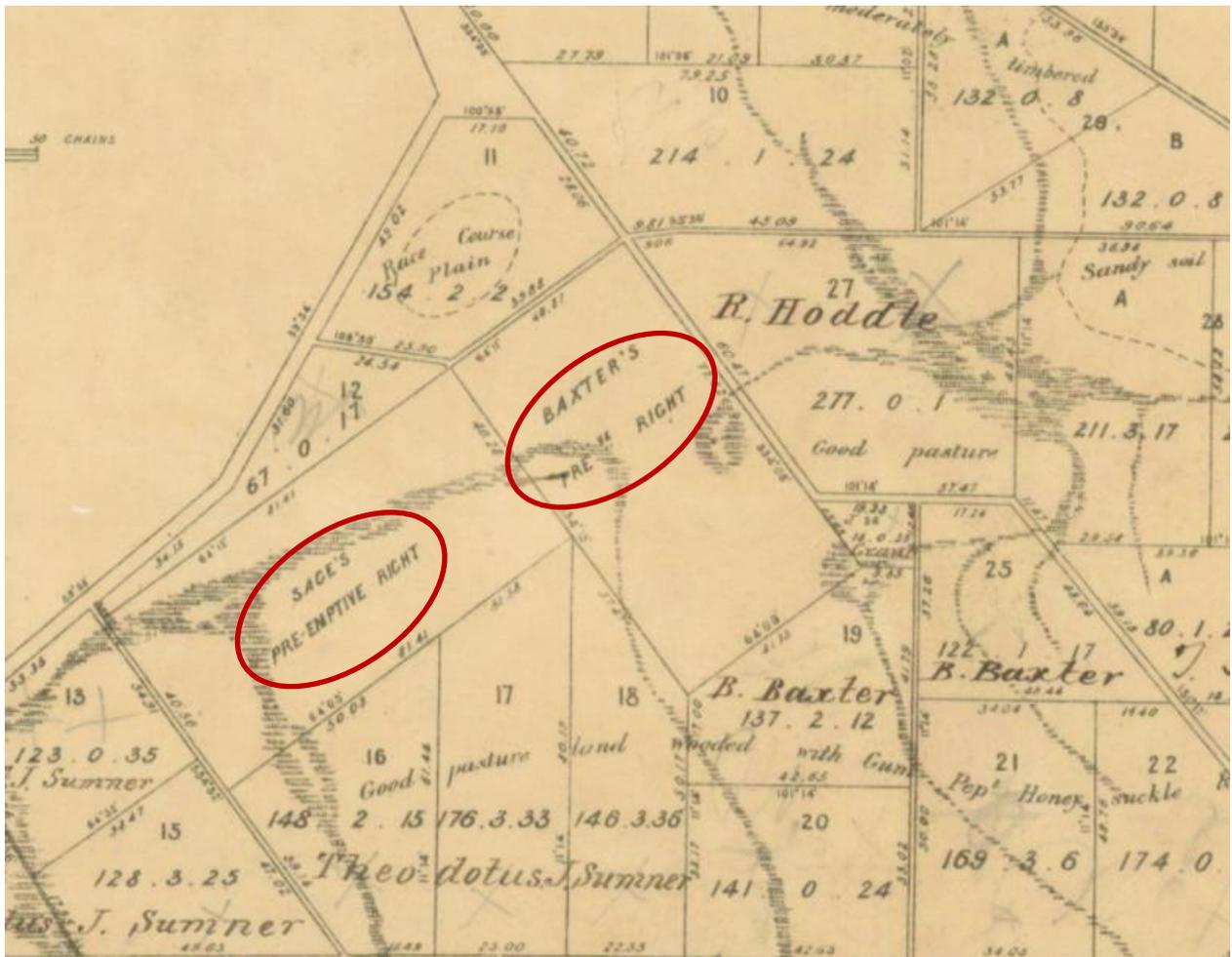
Source: Land Victoria in Allom Lovell CMP, 2005



1878, Department of Crown Lands Survey, Frankston, County of Mornington, Showing Sage's 1871 lease and the current location of Sages Cottage.

Source: National Library of Australia

Name: Sages Cottage  
 VHR number: VHR H0302  
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1861, Special and country lands, Parish of Frankston, County of Mornington, showing Sage's and Baxter's Pre-emptive Rights.  
Source: State Library of Victoria

## ATTACHMENT 1

### PREVIOUS REGISTRATION DETAILS

### SUPERSEDED BY THE FOREGOING RECOMMENDATION

## PREVIOUS CATEGORY OF REGISTRATION

Heritage place

## PREVIOUS EXTENT OF REGISTRATION

Eurutta (Sages Cottage), Baxter. [Victoria Government Gazette, 9 October 1974, Pg 3649].

No extent diagram accompanied the 1974 registration.

## PREVIOUS STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE

### What is significant?

Construction of Sages Cottage, Baxter began in the 1870s for John Edward Sage on land he leased as a Crown land selection in 1871. It developed into a homestead complex and the property was retained by the Sage family for about one hundred years.

John Sage was first connected with the Mornington Peninsula district in the 1850s. One of the first European settlers in the district, Benjamin Baxter, had settled in the area in c1842 on his pastoral run, Carrup Carrup. John Sage married Baxter's daughter in 1852, acquired a portion of Baxter's land in 1856, and managed both this property, Eurutta, and Baxter's property. Sage leased two adjoining properties to the north in 1871 and 1877, and built his homestead, now known as Sages Cottage, on the former.

The homestead is an amalgam of components. It is composed of three originally separate buildings, all of simple plan form and probably dating from the 1870s. These have been linked by later structures and verandahs. Original wall construction was vertical timber slabs and roof construction consisted of sapling pole rafters and timber split palings. Evidence of these vernacular construction materials is still evident.

Contributory outbuildings include a stables building, a structure known as the blacksmith's shop and an outdoor toilet. The stables have been largely reconstructed, however some horizontal timber slabs on the north facade, some timber posts and roof palings may be original. The other two structures also appear to retain some early building fabric.

Little of the early landscape fabric remains at Sages Cottage, however significant elements include the form of the original orchard, hedges, an avenue of pine trees (*Pinus radiata*) (c1900-10) and an uncommon plum hedgerow (*Prunus domestica* or *Prunus cerasifera*) (pre 1940). Individual trees near the cottage, including two stone pines (*Pinus pinea*), a peppercorn (*Schinus areira*) and a black mulberry (*Morus nigra*) contribute to the landscape.

From the 1970s to the 1990s, Sages Cottage operated as a restaurant and tourist facility, and is now in private ownership.

### How is it significant?

Sages Cottage, Baxter is of historical, architectural, scientific (technical) and aesthetic significance to the State of Victoria.

**Why is it significant?**

Sages Cottage is of historical significance for its association with the mid-nineteenth century settlement of the Mornington Peninsula. Its long association with the Sage family, and indirectly with Benjamin Baxter, a very early settler in the district, are of importance.

Sages Cottage is of architectural significance as a representative example of a nineteenth century country homestead in Victoria and as an illustrative example of the additive nature of many of these. The demonstration of the use of local timber as a readily available material in the construction of the original 1870s buildings is also of importance. The stables building, blacksmith's shop and outdoor toilet, which retain some early fabric, also contribute to the architectural significance of the place.

Sages Cottage is of scientific (technical) significance for the evidence it provides of the vernacular method of vertical slab construction, despite later alterations having compromised its integrity.

Sages Cottage is of aesthetic significance for the siting and form of the original orchard, the avenue of pinus radiata along the principal approach to the property and the plum hedgerow.

**PREVIOUS PERMIT POLICY**

There previously was no permit policy for Sages Cottage.

**PREVIOUS PERMIT EXEMPTIONS**

There previously were no permit exemptions for Sages Cottage.