

Residence – 169 Garfield Road East

Ward 1 Property 3



Ward 1 Property 3 - Residence

PROPERTY NAME	Residence
ADDRESS	169 Garfield Road East, Riverstone. Lot A DP 335882
DESCRIPTION	C1910 weatherboard, double fronted residence with bull-nose verandah to front and northern elevations, original awnings over the windows and iron roof. The interior includes decorative ceilings and original fireplace and wall linings
HISTORICAL CONTEXT	The property was built for (and lived in) by one family until its 2004 acquisition by Blacktown Council.
LISTINGS	Blacktown City Council LEP
STRENGTHS	<ul style="list-style-type: none"> • Close to central Riverstone and railway (walking distance) • Contains many original features • Although appearing to be in poor condition it is believed that it is unlikely to collapse in the event of being relocated on site • Contributes to the heritage character of Riverstone
WEAKNESSES	<ul style="list-style-type: none"> • On major road • Corner site may be prone to car accidents • Proposed roadworks currently planned to go through the existing site of the house • Has been poorly maintained/a lot of work required for restoration
OPPORTUNITIES	<ul style="list-style-type: none"> • Large enough to be leased as a residence, office premises or for community use • Can contribute to the potential Riverstone Heritage Precinct

THREATS	<ul style="list-style-type: none"> • Proposed road works • Current unoccupied state • Condition of the property has caused residents to see it as a negative and advocate its removal
CONCLUSION	<p>At this stage little is known about the condition or significance of the property - this must be ascertained before any decision can be made about its future. Any future use needs to consider the impact of the proposed road changes. This building is already listed on Council's heritage register and therefore any works affecting the property undertaken by Council or the RTA will require a heritage impact statement. If RTA road works impact on the site some consideration should be given to approaching the RTA to contribute to the necessary assessments and possible relocation.</p>
RECOMMENDATIONS	<ol style="list-style-type: none"> 1. Complete a detailed structural report and analysis of costs involved in relocating the building on site and restoring it 2. Complete a Heritage Impact Statement to assess the significance of the property and weigh this against the structural reports. This must be completed before any real use can be identified 3. Allocate funding for future work
REFERENCES	Nil

Minimum Budgetary Estimates							
Property	Ward	Proposed Purpose	Project	Priority	Reason for priority	Date	Estimated Cost (\$)
169 Garfield Rd Riverstone	1	Undecided	Structural report and analysis of viability of relocation on site and restoration	3		2005-06	\$7,000
169 Garfield Rd Riverstone	1	Undecided	Heritage Impact Statement to assess significance of property to weigh against structural report	3	dependent on when need arises	2006-07	5 000
169 Garfield Rd Riverstone	1	Undecided	Relocation of building on site	3	Necessary if road works eventuate	2007-08	25 000
169 Garfield Rd Riverstone	1	Undecided	Stabilisation Works	3	Enable future use	2007-08	10 000
169 Garfield Rd Riverstone	1	Undecided	Restoration	3	Enable future use	2007-08	100 000

Recommended Use – Undetermined

Minimum required budget

\$147 000

Recommended minimum non budgetary and optional budgetary items

\$0

TOTAL FUNDING REQUIRED

\$147 000