

# STATEMENT OF ENVIRONMENTAL EFFECTS

## Restoration of six (6) cabins at Currawong State Park, Pittwater



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Prepared by

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## 1. SUMMARY

This Statement of Environmental Effects is accompanied by the following:

Plans and details prepared by Michael Biddulph, Principal Architectural Designer as follows:

- *Dwg DA00(A)* Drawing register and general notes
- *Dwg DAS01(A)* Site Plan, Construction Sediment Control Plan
  
- *Dwg DAPL01(A)* Platypus cabin No 3 (Floor Plans, Roof Plan, Sections & Elevations)
- *Dwg DAPL02(A)* Platypus cabin No 3 (Sections & Elevations)
  
- *Dwg DAM01(A)* Magpie cabin No 4 (Floor Plans, Roof Plan, Sections & Elevations)
- *Dwg DAM02(A)* Magpie cabin No 4 (Sections & Elevations)
  
- *Dwg DAL01(A)* Lorikeet cabin No 5 (Floor Plans, Roof Plan, Sections & Elevations)
- *Dwg DAL02(A)* Lorikeet cabin No 5 (Sections & Elevations)
  
- *Dwg DAW01(A)* Wallaby cabin No 6 (Floor Plans, Roof Plan, Sections & Elevations)
- *Dwg DAW02(A)* Wallaby cabin No 6 (Sections & Elevations)
  
- *Dwg DAPS01(A)* Possum cabin No 7 (Floor Plans, Roof Plan, Sections & Elevations)
- *Dwg DAPS02(A)* Possum cabin No 7 (Sections & Elevations)
  
- *Dwg DAE01(A)* Echidna cabin No 9 (Floor Plans, Roof Plan, Sections & Elevations)
- *Dwg DAE02(A)* Echidna cabin No 9 (Sections & Elevations)
  
- *Dwg DAMF01(A)* Materials and Finishes Schedule.

Landscape Plans and details prepared by Thompson Berrill Landscape Design P/L:

- *Dwg CB-S2-00* Cover Sheet
- *Dwg CB-S2-01* Context Plan
- *Dwgs CB-S2-02A - Dwg CB-S2-02F* Cabin Landscape Plans
- *Dwg CB-S2-03A* Typical Details
- *Dwg CB-S2-03B* Material Palette and Planting Schedule

Dwgs D01 –D09 Currawong Stormwater Concept Plans – NB Consulting Engineers

The following reports also form part of the Development Application:

- Bush Fire Assessment Report – Currawong State Park prepared by Kleinfelder, dated 3 October 2018
- Environmental Impact Assessment for APZ Modification = Currawong Beach Tourist Facility prepared by Kleinfelder, dated 29 September 2018
- Geotechnical Report for proposed alterations and additions at Currawong Beach cabins, Currawong NSW prepared by Crozier Geotechnical Consultants dated November 2018.
- Waste Management Plan
- Heritage Impact Statement Currawong Workers Holiday Camp prepared by Urbis dated 2 April 2019

Currawong is located on the Western Foreshores of Pittwater. It was gazetted as a State Park on 15 April 2011 for the public purposes of environmental protection, heritage purposes, public recreation and eco-tourism purposes. Pittwater Council (now Northern Beaches Council) was appointed Reserve Trust Manager.

## 2. PROPERTY DESCRIPTION

The subject site has a legal description of Lot 10, DP 1092275, Lot 1, DP 337208, Lot 4, DP 978424, Lot 1, DP 166328 and Lot 7316, DP 169919.

The site is zoned part SP1 – Ecotourism Facility, Camping Ground & Function Centre and part E2 – Environmental Conservation under the provisions of Pittwater LEP 2014. Upgrading of the cabins, restoration of the games room and construction of the path and retaining walls is permitted in this zoning with consent.

Currawong is listed on the State Heritage Register, and is the site of items of Aboriginal Heritage as well. It is listed on the Geotechnical Hazard Map as being Hazard H1 and is subject to tidal inundation. The site is also listed as being Bushfire Prone Land and is subject to SEPP (Coastal Management) 2018.

## 3. PROPOSAL

The proposal is for alterations and additions to the remaining six (6) cabins at Currawong, being Platypus, Magpie, Lorikeet, Wallaby, Possum and Echidna.

Proposed works for each cabin include the following:

- Demolition of the outhouses for Magpie, Lorikeet, Wallaby, Possum and Echidna. Platypus, being one of the two Vandyke sectionit cabins, will retain its outhouse.
- Construction of a new bathroom addition to the rear of each cabin, to be accessed via the existing bathroom and which will include a full bathroom.
- Removal of the roof and guttering and replacement with new.
- Installation of new watertanks for each cabin, including downpipes.

- Installation of bushfire mesh to gutters, windows, doors and undercroft area of each cabin.
- Replace and extend the decks on each cabin
- New kitchen fitout including creation of a servery hatch opposite the front door.
- Removal of wardrobes in Magpie, Lorikeet, Wallaby, Possum and Echidna to allow space for additional bed and installation of lowboy under the window.
- Mounted clothesline to rear of the new extensions.

Proposed landscaping works include the following:

- Retain and make good all sandstone flagging
- Extend and activate BBQ areas, include making good the existing sandstone block BBQs, repaving and installation of woodstore boxes on each site.
- Provision of low rise sandstone retaining walls where required.
- Install paving/river pebbles surrounding the rear extensions.
- Planting tubestock to rear of cabins.

#### 4. LOCATION

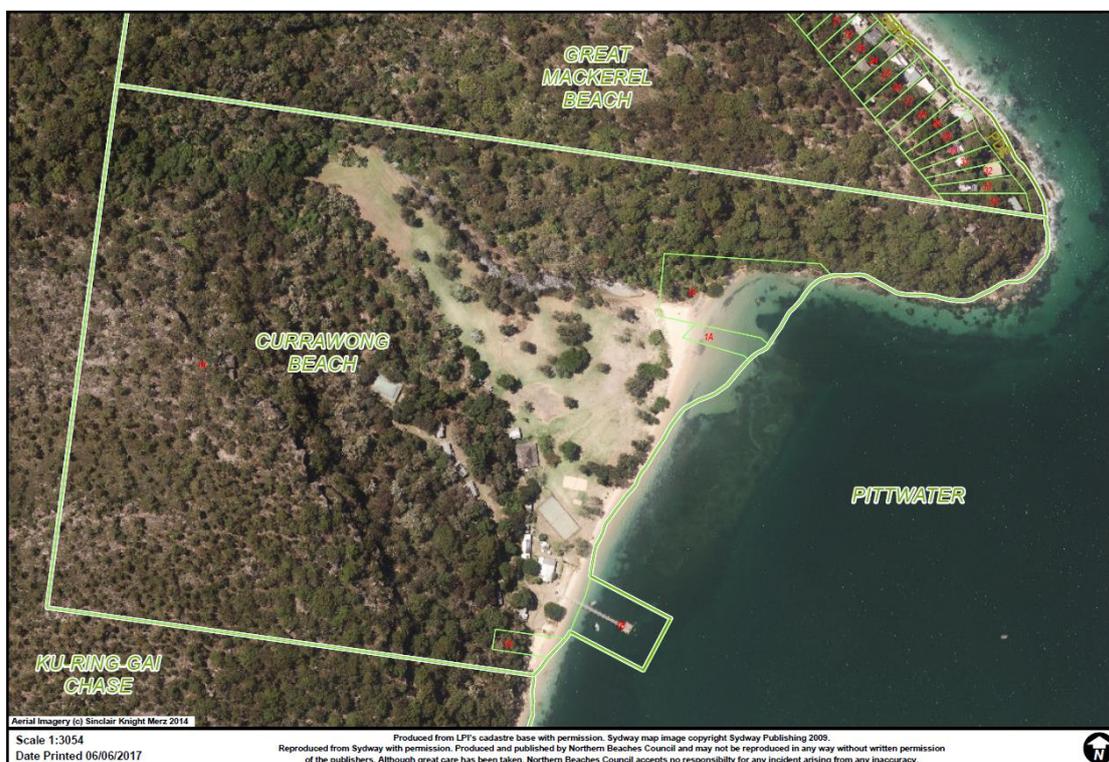


Figure 1: Aerial View of Currawong and surrounds

SEE - Restoration of six (6) cabins at Currawong State Park, Pittwater

The site is located on the upper western foreshores of Pittwater and covers a total area of 19.7 hectares, of which around 4 hectares has been modified by European settlement. To the north, Currawong is divided from the suburb of Great Mackerel Beach by a tract of Council owned land, while to the south and west Currawong is bounded by Ku-ring-gai Chase National Park. The only formal access to Currawong is via water, although there is an informal bush track from Great Mackerel Beach.

Currawong's natural environment comprises a sandy beach and foreshore with a flat grassed area behind this, rising to wooded slopes which turn into cliffs. On the northern side of the flat is a stream whose mouth is currently clogged with sand.

From a built environment perspective, Currawong consists of a cluster of buildings including "Midholme", an early 20th century farmhouse associated with the previous use of the land for dairy farming, 9 post WW2 holiday cabins built by the Labour Council as low cost workers holiday accommodation and associated infrastructure such as games room, tennis court, volleyball court and 9 hole golf course. There are also a number of newer buildings, including the Managers Cottage constructed in 1961, caretakers' cottage (built in the 1990s) and TUTA conference centre (built 1997). These last two are let to holiday makers along with the cabins and Midholme.

In addition to this is the wharf, and on the far side of the stream the remains of Northend.

## 5. HISTORY

There is evidence of Aboriginal settlement along the foreshores of Pittwater, however little aside from middens and some rock carvings survives.

Following white settlement and land grants in the area, Currawong was farmed from the 1840s until 1942, with a number of families living in the area. While there were a number of buildings on the site, Midholme is the only surviving structure from this earlier use. Following subdivision of the site in 1918 and the sale of these lots, two additional dwellings were constructed, although these are no longer standing. Northend was constructed on the northern side of the creek sometime in the 1920s, and eventually collapsed in the storms of 1976. Southend, on the site of the current managers cottage, is believed to have been built in 1947, however it was destroyed by fire in 1954.

Post World War 2, Currawong was acquired by the Labour Council of NSW to develop as a low cost workers holiday camp for trade union members, following legislation mandating paid holiday leave for workers.

Following years of minimal maintenance by Unions NSW, and an unsuccessful bid for luxury residential development of the site by a private operator, the then Pittwater Council negotiated with the state government to purchase the property in 2011 and turn it into a State Park. At this point Pittwater Council became the Reserve Trustee and in 2015 the Currawong State Park Advisory Committee (CSPAC) was formed. CSPAC is an independent body which provides strategic direction and leadership to ensure Currawong State Park retains its tourist, heritage and recreational values as well as ensuring sustainable land management of the entire State Park. On a day to day basis Currawong has been managed by Pittwater (now Northern Beaches)

Council, but is in a poor state of repair due to being neglected over the decades by its previous owners.

## 6. PROJECT RATIONALE

The upgrade of the cabins is being undertaken with the unique nature and heritage value of the site at the forefront of these alterations. The intention first and foremost is to preserve the ongoing use of Currawong as a low key, low impact holiday destination for people living in Sydney and surrounding regions, as it has been for nearly 70 years. Council's Property Department, who manage Currawong, is aiming for minimal restoration to the buildings, so that we can reverse the decades of neglect to which it has been subjected, while maintaining the values that have made it worthy of State Heritage listing.

When Pittwater Council took over management of Currawong in 2011, there had been little investment in maintenance and upkeep of the buildings for many years. As such, Pittwater Council, and subsequently Northern Beaches Council, have been trying to fix the backlog of work while also upgrading the cabins to ensure their relevance and long term survival in the future. As the asset owner, Council needs to have the buildings in a healthy state so that firstly, they are fit for purpose and secondly, we can act rather than react when it comes to basic maintenance and repair. At present, a lot of time is spent engaged in temporary patch up jobs to halt the worsening disrepair.

Part of the reason Currawong is listed on the State Heritage Register is due to its origins as a holiday camp for union members following the introduction of paid annual leave in 1944. The objectives for Currawong were to establish holiday and convalescent resorts, provide free accommodation for members of unions affiliated to the NSW Trades and Labour Council while recuperating from sickness, and to provide accommodation at a nominal cost for members of affiliated unions, their families and the general public to enable them to take advantage of the new paid annual leave provisions. The provision of simple, laid back cabins, easily accessible to residents of the greater Sydney area, including by public transport as many of the original holiday makers must have done, is still the primary function of Currawong today.

However, due to decades of minimal maintenance of the cabins at Currawong by NSW Trades and Labour Council (now Unions NSW), the site was in a state of disrepair when it was given to Pittwater Council. The agreement reached between the state government and Pittwater Council was that no funding for Currawong would come from Council's rates base, but that Currawong would be self supporting, relying on continued holiday occupation, grants and other such forms of incomes in order to fund maintenance and upgrades to the site. As such, it is imperative that the cabins are upgraded in the manner proposed so as to ensure the continued long term survival of Currawong.

A part of the significance of Currawong lies in its association with low cost nature holidays for inner city trade unionists and their families and the fact that this type of holiday, which was relatively common in the post WW2 era, is now practically extinct. Across Australia, the only remaining comparable camp is the Eureka Camp in Victoria, which was built by the Communist Youth League around the same period as Currawong, but which has not had continuous usage and was designed more for communal living rather than individual families.

Currawong's cabins would have been perfectly acceptable to its post war occupiers, with features such as the outhouses and small living areas being unremarkable and commonplace. These are not so attractive to modern families, whose standards of living are somewhat removed from that of their forebears. In proposing these modifications, we are aiming to provide a slightly higher level of comfort to future occupants by upgrading kitchens as well as bathroom facilities. We are proposing to retain the outhouse for Platypus, one of the Vandyke sectionit cabins, however the remainder will be removed, as people are reluctant to use facilities such as these due to hygiene issues and distance from the cabins, especially at night. Other improvements include placing wood burning stoves in each cabin to make the cabins more attractive in winter, thus increasing the potential income stream and lessening the reliance on electric heaters, and providing clotheslines. We are also extending the 1990s era balconies so that they can accommodate outdoor furniture and provide an additional living space to families who have children sleeping in the lounge room, as currently there is nowhere to sit apart from the bedroom if the children are asleep and in a small area such as the cabins, the separate dining area is useful.

Removing the asbestos sheeting, which is what the majority of the structures were constructed from, is also a necessity due to the poor state of maintenance over the decades. Much of the fibro sheeting has areas where sections have been damaged, increasing the chance that asbestos fibres will make their way into the environment and it is well known that there is no safe level of exposure to asbestos fibres. Moreover, Council policy relating to asbestos is to remove and make safe where we can. Similarly, the bushfire protection is an unavoidable necessity. While it would be preferable to avoid this, not only is it a requirement from the Rural Fire Service, but is considered necessary due to the isolated location of Currawong and its reliance on tank water, with significant potential for bushfire damage.

This is why these modifications have been proposed, so that modern families can experience the simplicity and beauty of the area as previous generations have been able to, but with a level of amenity that is more in line with modern expectations. It is hoped that with these minor modifications Currawong can remain a secluded yet accessible eco holiday experience for Sydneysiders for many decades to come.

## 7. PLANNING HISTORY

Planning history on the site is as follows:

**0071/94:** Development consent granted in 1994 for the construction of the caretakers cottage to the north of Midholme. This building is now being used as holiday accommodation.

**IB4/001197:** Development Consent granted in 1997 for the construction of a building to conduct training courses at the top of the hill. This building is now known as Currawong Lodge.

**CB2/0094/98:** Development Consent granted in 1998 for storage sheds and a workshop to the rear of the Managers Cottage.

**N0548/10:** Development submitted for development comprising the following:

Stage 1 being the demolition of certain structures, community title subdivision into 16 lots, alterations and additions to existing 9 cabins (use 8 for holiday accommodation and 1 as permanent manager residence), 8 new dwelling houses, alterations and additions to existing Midholme building and use as dwelling house, alterations and additions to existing Tuta building and use as a dwelling house, ancillary and associated infrastructure and landscaping and associated development and activity - Stage 2 being the detailed design of 4 dwellings and associated landscaping

This application was withdrawn by the application following concerns raised about the suitability of the site for this development.

**N0281/17:** Development Consent granted for restoration of three (3) cabins, games room and the construction of a path and retaining wall. Condition C2 of this consent required Council to lodge a S.60 application under the *Heritage Act 1977* to the Heritage Council of NSW for their approval.

The S.60 consent was received by Council on 25 May 2019 and works on this development will be commencing shortly.

## 8. RELEVANT PLANNING LEGISLATION

The following planning legislation is relevant to this application

- Environmental Planning & Assessment Act, 1979 (as amended)
- Environmental Planning & Assessment Regulations 2000
- SEPP (Coastal Management) 2018
- Pittwater Local Environmental Plan 2014
- Pittwater 21 Development Control Plan – in force 14 November 2015

## 9. STATE ENVIRONMENTAL PLANNING POLICY (COASTAL MANAGEMENT) 2018

SEPP (Coastal Management) 2018 is applicable to the site as Council's mapping system shows that Cabin 3 Platypus, falls within the area impacted by the SEPP.

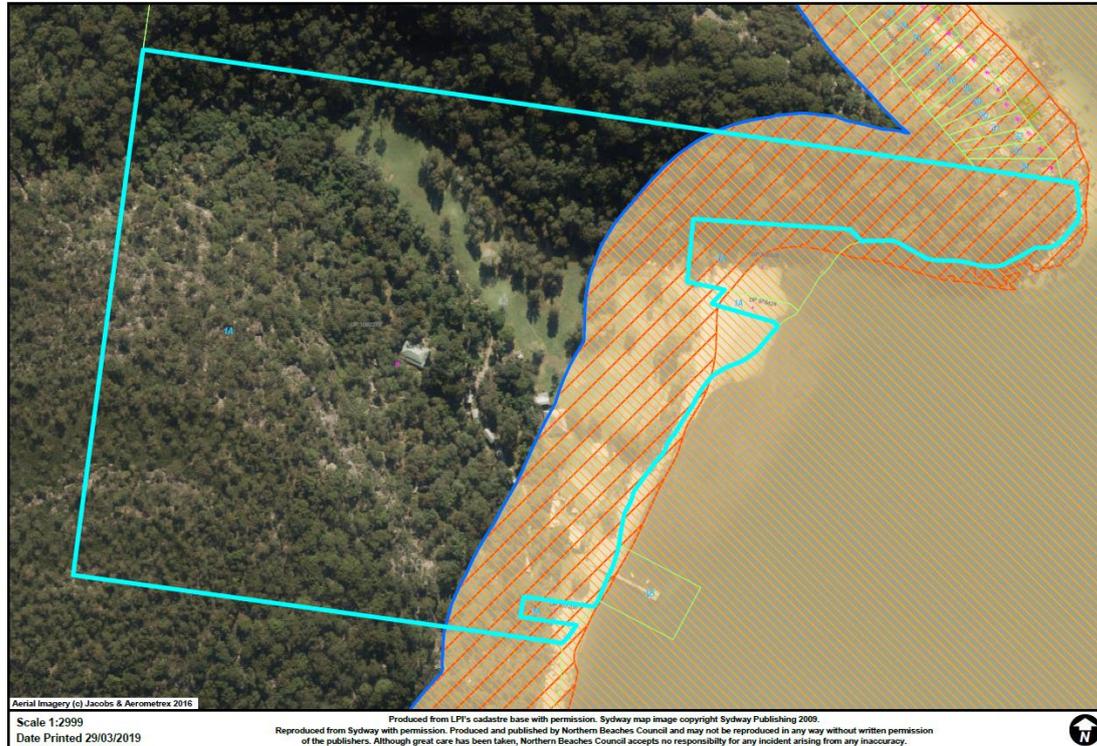


Figure 2: Extent of SEPP Coastal Management at Currawong

The SEPP aims to promote an integrated and coordinated approach to land use planning in the coastal zone. Specifically, Currawong falls within the Coastal Vulnerability Area, the Coastal Environment Area and the Coastal Use categories of the SEPP.

It is considered that the proposal addresses Division 2, which relates to development on land within the coastal vulnerability area as the extensions are minor and comply with the current and projected coastal hazard. The proposal will not alter the coastal processes to the detriment of the natural area, and will increase public access and amenity for users of the site.

Division 3 relates to the coastal environment area, and the proposal is considered to comply with this. This division deals mainly with impacts of proposed development on the environment, Aboriginal cultural heritage and access along the foreshore. The proposal does not impact any of this, being a modest cabin extension to the rear of a small cabin.

Division 4 again relates to enjoyment of, and access to the foreshore area for a variety of people as well as to whether the proposal will impact Aboriginal or European cultural heritage. Access to the foreshore will not be altered by this development, and the cabin extensions are not located near any Aboriginal heritage. The European heritage on the site will be positively impacted as the extensions are intended to prolong the life of Currawong as a low key holiday destination while retaining attributes that have ensured its listing on the State Heritage Register.

As such, it is considered that the proposal complies with the requirements of SEPP (Coastal Management) 2018.

## 10. PITTWATER LOCAL ENVIRONMENTAL PLAN 2014

### Clause 2.3 Zone objectives and land use table

The site is partially zoned SP1 – Ecotourism Facility, Camping Ground & Function Centre (which covers the flat and the buildings) and part E2 – Environmental Conservation (which covers everything else) under the provisions of Pittwater LEP 2014.

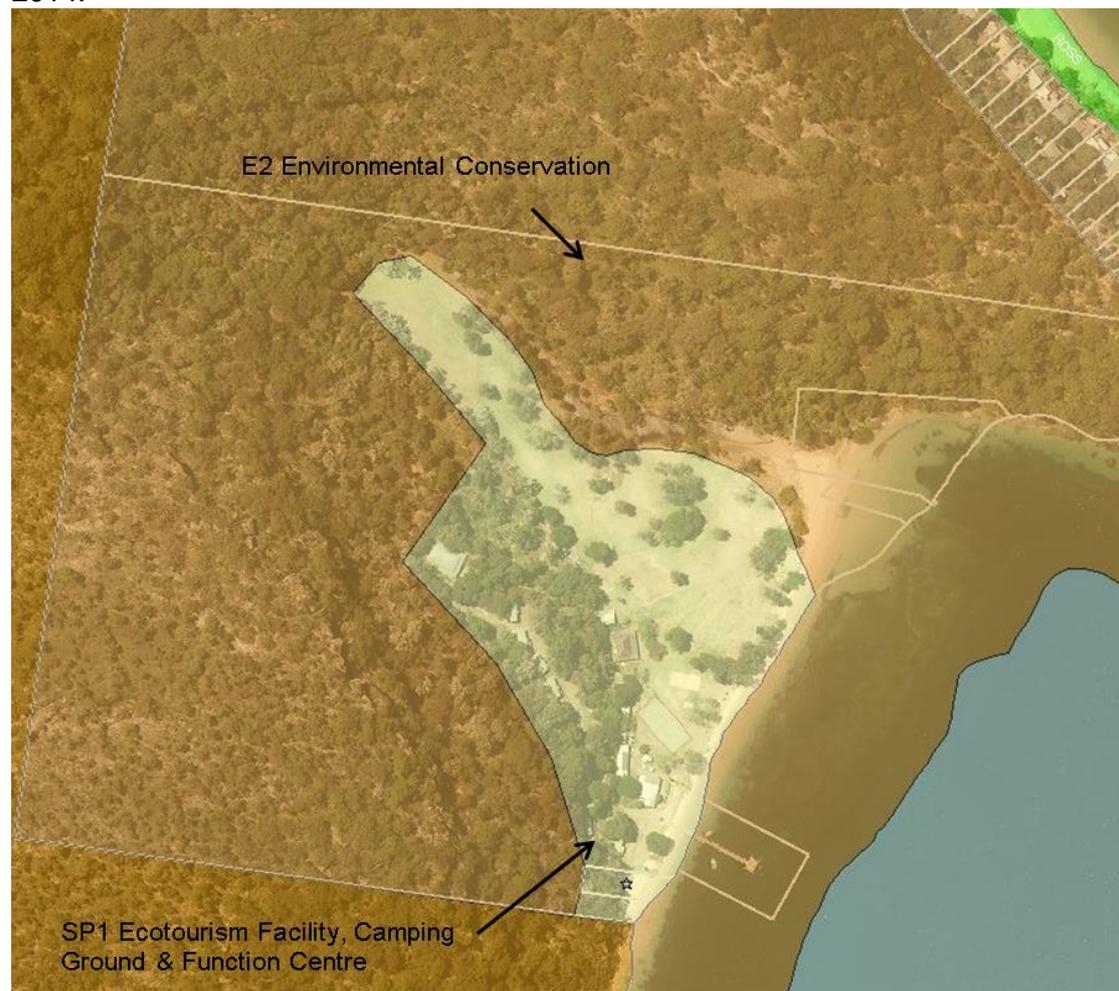


Figure 3: Extract of Pittwater LEP 2014 zoning map overlaid on Aerial Photograph

All proposed construction work will be undertaken in the SP1- Ecotourism Facility, Camping Ground & Function Centre zoning. Restoration of the cabins is permissible in this zoning with the consent of Council. The objectives of the zone are as follows:

#### Objectives of zone

- To provide for special land uses that are not provided for in other zones.
- To provide for sites with special natural characteristics that are not provided for in other zones.

- *To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.*

The proposal is aimed at revitalising the remaining original cabins of Currawong, so that the life of the facility is extended and it can continue to operate sustainably as a rustic ecotourism facility in the future.

### **Clause 4.3 Height of Buildings**

The site is located within Area I of the Height of Buildings Map, with a maximum permissible height of 8.5 metres above natural ground level. The six cabins all have a height of less than 6 metres above natural ground level and are thus fully compliant with this clause.

### **Clause 5.5 Development within the coastal zone**

The proposal seeks to restore the unique characteristics of Currawong as a low cost workers holiday camp. The restorations will sit lightly upon the land and will allow future generations to experience the natural beauty and heritage of Currawong. The natural setting will remain largely as it currently exists, save for vegetation removal needed to provide an Asset Protection Zone to the rear of the cabins. Public access will be increased, as the foreshore of Currawong will be opened up to the public for daytime use (BBQs have been installed to facilitate this) and the waterway should not be impacted as the increase in built area is small and the existing wastewater treatment system is sufficient to cater for any increase in visitors. No additional run off will be created as all cabins have rainwater tanks.

The proposal will not have a negative impact on the coastal zone.

### **Clause 5.10 – Heritage Conservation**

The entirety of Currawong Workers Camp is listed on the State Heritage Register under the NSW Heritage Act. Additionally, Midholme is listed individually as an item of local significance under Pittwater LEP 2014 and the Currawong Heritage Conservation Area, (which replicates the area covered by Currawong Workers Camp) is also listed as a heritage conservation area under Pittwater LEP 2014. There is also documented Aboriginal Heritage on the site.

The entire site is listed on the State Heritage Register as “an intact remaining example of a mid-twentieth century, union-organised workers' holiday camp in NSW, designed for workers 'to get away from crowded industrial areas and enjoy places normally frequented by richer people' (Sydney Morning Herald 30/12/1947, p3),” and which has been used by generations of trade union members and families. Its significance also rests on its rarity value, as the only remaining holiday camp consistently in use for nearly 70 years, with original, largely untouched buildings, designed and built by the workers for which it was developed.

In addition to this, the heritage value of Currawong rests on the construction of two of the cabins, Kookaburra and Platypus, using ‘Sectionit’ a prefabricated building system which was considered an innovative building method at the time of construction.

A Heritage Impact Statement has been prepared detailing how the restorations impact on the heritage character and fabric of the buildings and is attached to this report.

The cabins themselves have undergone minimal maintenance from previous owners and it is considered that the restorations are the most appropriate way to preserve the history and fabric of the buildings so that the use of Currawong and its unique history can continue in a sustainable manner in the future.

While there are mapped items of Aboriginal Heritage within Currawong, none of these are close enough to the proposed development to be negatively impacted upon. Extensive consultation including site visits has occurred with the Aboriginal Heritage Office, and they are satisfied that the development as proposed will not impact any items of Aboriginal Heritage.

### **Clause 5.13 Eco-tourist facilities**

The site is zoned for Eco-tourist facilities, and thus this clause is applicable. The environmental and cultural values of Currawong are inextricably linked to the history and continued operation of Currawong today. Currawong came about following the purchase of the sites by the Labour Council in 1949, who envisioned its development for convalescence and recuperation for ex-servicemen as well as a place where inner city union members and their families could holiday in affordable cabins in the bush. Although grand plans for a Butlins-style resort capable of accommodating as many as 600 people were contemplated, a severe shortage of building materials in the post war period combined with the isolation of the site and lack of infrastructure and an ongoing lack of funding meant that ultimately the holiday resort of Currawong consisted only of the 9 post-WW2 constructed cabins, Midholme, and two additional pre-war dwellings, Northend and Southend, which are no longer in existence.

The restoration of the six remaining cabins are intended follow the approved upgrades of the games room and other three cabins so as to sensitively update the accommodation at Currawong. The long term goal for Currawong is to renovate all of the cottages to remove asbestos and make good the degradation caused by years of neglect from the former owners of the site. No development is proposed for the bushland areas of the site, which will be retained in their current form.

The restoration of the cabins is intended to retain the concept of the low cost, low impact holiday for families that was originally envisaged by the Labour Council. Even when extended the footprint of the cabins is modest, and there will be no television or internet provided on the site. The long term vision for Currawong is to provide a holiday experience similar to those of the pre-digital age, with outdoor pursuits and activities in a natural bushland setting. It is also intended in the longer term to investigate the potential for creating bush walking tracks to possibly link up with those in the adjacent national park, all of which will help people come to a deeper understanding of the locality and its history.

All waste generated by the restorations and construction will be removed from the site at the completion of works, unless excavated soil can be more appropriately used on the site. The development will not breach the ridgeline, but will retain a similar appearance from the waterway of a low scale cluster of buildings sitting lightly in the landscape as it currently does.

The site is currently already provided with water, electricity and sewage infrastructure and the proposed works will not impact this in any way. The sewage system was upgraded in the last few years and has ample capacity for any potential increase in visitors. Water and electricity usage will be improved through the use of energy efficient products. Current plumbing and electricity to the cabins pre-dates many energy efficient products now seen as standard, and in order to ensure that Currawong is as sustainable as possible in the future, energy efficient products will be used wherever possible.

### **Clause 7.1 Acid Sulfate Soils**

The proposed development will take place in land classified as Acid Sulfate Soils Class 5 and as such a management plan is not required.

### **Clause 7.2 Earthworks**

The proposal has been designed to minimise the amount of excavation required, with the only excavation required being on Cabin 9 (Echidna), where the bathroom requires excavation to a maximum of 500mm for a small section. The minimal amount of excavated soil produced will be redistributed on site.

The proposal complies with the objective of the clause.

### **7.6 Biodiversity Protection**

The proposal is for small extensions to six cabins within Currawong State Park. All the extension will take place on cleared land and should not impact on the flora and fauna of the locality. A Flora & Fauna Report prepared by Kleinfelder has been prepared and is submitted with this DA.

### **7.7 Geotechnical Hazards**

The majority of the site is classified as H1 – high hazard, as shown below. All three cabins and the games room fall into this category. The proposal has been designed to minimise the amount of excavation required, and also to sit lightly in the landscape. A geotechnical report has been submitted with the application and demonstrates that the proposal achieves a satisfactory level of risk.

### **7.8 Limited Development on Foreshore Area**

No development will occur in the foreshore area and as such the proposal is compliant with this clause.

### **Clause 7.10 – Essential Services**

Currawong does not have reticulated water and is not on the sewage system. It relies on rainwater and has a wastewater treatment system.

The wastewater treatment system at Currawong was upgraded in 2014 and has capacity sufficient to cater for any increase in visitors occasioned by this development application. There is no intention to increase the numbers of visitors with this proposal, and the bathroom restorations will not extend the usage, just replace old facilities with new ones.

There are new water tanks for 5 cabins (excluding Platypus) , which will be used for toilet flushing and on site use. There will be no additional loading to wastewater system, but should be a reduction in water usage as the old single flush toilets are replaced with modern water efficient dual flush toilets and all new hardware will be water efficient.

A new stormwater design which connects to existing on site system drains has been submitted, and stormwater will not end up in Pittwater

Electricity lines at Currawong are currently undergrounded, which has been confirmed by Council's Building Trades Supervisor, Michael Tosh.

## **11. PITTWATER 21 DEVELOPMENT CONTROL PLAN**

### **4.4 Integrated Development - Heritage**

The entirety of Currawong is listed on the State Heritage Register as Currawong Workers' Holiday Camp. The proposed works have been designed in conjunction with the Office of Heritage and the Environment, and a Heritage Impact Statement has been prepared and it attached to this report.

#### **A4.13 Upper Western Foreshores Locality**

The desired future character of the Western Foreshores is for dwellings of a maximum 1-2 storeys in a leafy landscaped setting, with dwellings being below the tree canopy.

This will be maintained with the proposed restorations at Currawong, as the existing simple form of the buildings will be maintained, and no new buildings are being proposed.

#### **B1.1 Heritage Conservations – heritage items, heritage conservation, areas and archaeological sites listed on Pittwater Local Environmental Plan 2014**

Pittwater LEP 2014 lists Currawong Workers' Holiday Camp, Currawong Heritage Conservation Area and, separately, Midholme as items of local significance.

The proposed works are intended to extend the lifespan of the buildings and by extension the use of the site as a holiday camp, in the same manner it has been used for the past 70+ years. The extensions to the cabins have been designed to be as unobtrusive as possible while providing a modest upgrade to the comfort of occupants of the cabins.

A Heritage Impact Statement has been submitted with this application which explains and justifies how the works being carried out are the most appropriate way of retaining the use of Currawong into the future.

#### **B1.4 Aboriginal Heritage Significance**

The site has mapped items of Aboriginal Heritage Significance, and the Aboriginal Heritage Office was contacted to ensure that any works proposed did not disturb or impact on these. Following field trips by AHO staff it was determined that there are

no Aboriginal heritage items in the vicinity of the works and there will be no impact on these items by the proposed development.

### **B3.1 Landslip Hazards**

The proposal has been designed to minimise the level of excavation to maintain optimum safety at Currawong. A Geotech report and relevant forms showing this are submitted with this application.

### **B3.2 Bushfire Hazard**

The site is listed as being affected by bushfire hazard. A Bushfire Threat Assessment has been prepared for the site which includes a Bushfire Emergency and Evacuation Plan, and both are submitted with this Development Application. We intend to fully comply with BAL 12.5 and the AS 3959 -2009.

### **B3.6 Contaminated Land and Potentially Contaminated Land**

There is no evidence of land contamination at Currawong and the use of the site as a holiday camp which has been in existence since 1948 will not be altered. As such, a contamination report is not required for the proposed development.

The asbestos sheeting on the buildings which is required to be removed will be removed safely in accordance with best practice and disposed of in a registered asbestos waste facility.

### **B3.9 Estuarine Hazard – Business, Light Industrial and Other Development**

While Currawong is affected by Estuarine Hazard, the works proposed are on cabins located further up the hill away from the hazard.

### **B5.1 Water Management Plan**

Control B5.1 states that a Water Management Plan is required and that the minimum requirements of State Environmental Planning Policy (Building Sustainability Index: BASIX) take precedence over this control.

No BASIX certificate is required for the site, as buildings are listed on the State Heritage Register. The definition of *BASIX excluded development* in the Environmental Planning & Assessment Regulation 2000 states that “alterations, enlargements or extensions to a building listed on the State Heritage Register under the Heritage Act 1977” are excluded.

Moreover, the extensions are minor, comprising, totalling 114sqm, including decking. Even with the extensions approved under DA N0281/17, the increase in hard surface comprise a 0.04% addition to the built form of the site. For these reasons a water management plan is not considered necessary.

### **B5.11 Stormwater Discharge into Waterways and Coastal Areas**

The proposal is for an additional 114sq metres of building, spread over six buildings. None of this stormwater is proposed to discharge onto the beach at Currawong, but will disperse on the land immediately surrounding the hard surfaces.

### **B8.1 Construction and Demolitions- Excavations and Landfill**

The proposal will have minimal excavation on site. All excavated material will be reused on site, if appropriate or taken to an approved waste facility otherwise.

### **B8.2 Construction and Demolitions – Erosion and Sediment Management**

Erosion and sediment should be minimal as the works proposed are small in scale and significant excavation is not proposed. A Sediment Management Plan has been attached to this development application to detail how this will operate.

### **B8.3 Construction and Demolitions – Waste Minimisation**

All waste on site will be reused or recycled where possible and where this is not able to be done, will be brought to an approved waste facility.

### **B8.4 Construction and Demolition – Site Fencing and Security**

Site fencing will be placed around each of the buildings while construction is in progress. Construction is intended to occur in the winter months to minimise the impact on other holidaymakers.

### **C5.1 Landscaping**

No formal landscaping is being proposed under this development application, as the proposal is minor in nature. Moreover, the bushland setting of Currawong, which is central to its heritage listing precludes against the provision of formal landscaping, as does the need to maintain an APZ around the perimeter of the site. Landscaping plans which detail proposed new surface treatment and new planting have been submitted with the plans.

### **C5.2 Safety and Security**

The existing safety and security at Currawong will not be negatively impacted as part of this development.

### **C5.4 View Sharing**

No views will be impacted as a result of the proposal.

### **C5.5 Accessibility**

The proposed cabin restorations have not been designed to be accessible, as this would be too difficult to achieve within the restrictions imposed by the State Heritage Register listing. Currawong is not accessible at present as the wharf is not currently accessible, however future restorations at Currawong will include converting the current Caretakers Cottage into fully accessible accommodation.

### **C5.7 Energy and Water Conservation**

All new fixtures and fittings will incorporate energy and water conservation as part of Currawong's low impact ecotourism ethos.

### **C5.8 Waste and Recycling Facilities**

All waste and recycling facilities will continue to operate under current arrangements.

### **C5.15 Undergrounding of Utility Services**

All utility services are currently undergrounded.

### **D13.1 Character as viewed from a public place**

The built form of Currawong is primarily viewed from Pittwater as small cabins in a bushland setting and this will not change as a result of this development. Due to the State Heritage Listing of Currawong, the extensions to the cabins have been carefully designed to be subservient to the existing built structures and are generally located behind the cabins. As such, they sit lightly in the bushland surrounds.

### **D13.2 Scenic protection – General**

The bushland setting that is the predominant landscape of the western foreshores will not be impacted by this proposal.

### **D13.3 Building colours and materials**

The six cottages that are the subject of this development application will retain a similar shade of exterior paint to that which currently exists and the extensions will continue this colour. New roof shades will reflect the existing and be of a dark, neutral shade. A colour and finishes schedule has been submitted with the application.

### **D13.5 Front building line**

As Currawong has no street frontage this control is not relevant, and adequate setbacks from other boundaries can be adequately assessed under the Foreshore Building Line and Side and Rear Setback controls.

### **D13.6 Side and rear building line**

The side and rear building line control does not specifically reference the SP2 zoning at Currawong, however the cabins are all well set back from the boundaries and the extensions will not alter their relationship with the boundary.

### **D13.11 Fences – Flora and Fauna Conservation Areas**

No fencing is proposed as part of this application.

### **D13.14 Currawong**

This control appears primarily as a mechanism to avoid a proposal similar to the Eco Villages development in which the construction of 24 additional dwellings on the site was proposed, and as such is not entirely relevant to the current proposal.

While the current proposal does not strictly comply with the control itself, in that the footprint of some of the buildings will be increased, the proposal will ensure that occupants are safe from geotechnical, bushfire and estuarine hazard, and the extensions to the cottages are sensitively designed to be secondary to the cottages and sit lightly in the landscape. Essential services will not be negatively impacted by the proposal, and in fact the proposal, through the use of energy efficient appliances and fixtures, should reduce the demand for water and electricity. A fire evacuation plan has been prepared and will be displayed in each cabin and public building for the benefit of users.

#### **D13.16 Stormwater Overflow**

A Stormwater Management Plan has been submitted with the application.

#### **D13.17 Parking Management**

Parking will remain as it currently operates, with patrons parking at the carpark at Pittwater Park and catching the ferry over. As there are no additional cabins being proposed, and the extensions to the six cabins will not increase the population, this is considered to be sufficient.

#### **D13.18 Site disturbance**

Site disturbance on the site as a result of this development will be in the region of 0.2% of the total site area, which is in accordance with the control.

## **12. MATTERS FOR CONSIDERATION UNDER SECTION 4.15 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979**

### **The provisions of any environmental planning instrument**

The proposal is subject to the provisions of the Pittwater Local Environmental Plan 2014 and the relevant supporting Council policies. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions. There are no other environmental planning instruments applying to the site.

### **Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority**

There are no draft instruments applicable to the proposed use.

### **Any development control plan**

The development has been designed to comply with the requirements of Council's Pittwater 21 Development Control Plan 2014.

The application has been prepared having regard to the requirements of Section B, Section C and Section D of the Pittwater 21 DCP.

It is considered that the proposed design respects the desired character objectives of the DCP in that it provides for the upgrade of a well loved holiday facility in a sensitive manner that is designed to extend the life of the buildings, fulfils Council's obligations as the asset owner and help encourage more visitors to ensure long term financial viability that is compatible with the existing surrounding uses in this location.

**Any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F.**

No matters of relevance are raised in regard to the proposed development.

**Any matter prescribed by the regulations that apply to the land to which the development relates.**

No matters of relevance are raised in regard to the proposed development.

**Any coastal zone management plan (within the meaning of the Coastal Protection Act 1979).**

No matters of relevance are raised in regard to the proposed development.

**The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.**

It is considered that the proposal, which seeks consent for small scale alterations to six cabins at the Currawong State Park will not impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area, in addition to ensuring the continued operation and long term viability of this unique and iconic property.

The proposal is considered to be well designed having regard to the relevant provisions of the Council's PLEP 2014 and Council's Codes and Policies, in particular the Pittwater 21 DCP 2014 and the Western Foreshores Locality Statement.

**The suitability of the site for the development**

The site is zoned part SP1 – Ecotourism Facility, Camping Ground & Function Centre and part E2 – Environmental Conservation under the provisions of Pittwater LEP 2014, with the cabins falling under the SP2 portion of the zoning. The site is eminently suitable for the proposed development, as the use of the site is integral to the zoning and the zoning arises from the historic use which was very nearly lost some years ago. The subject site does not exhibit any significant constraint to the proposed development, which is modest in size and scale.

**Submissions made in accordance with this Act or the regulations**

This is a matter for Council in the consideration of this proposal.

### **The Public Interest**

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

## **13. CONCLUSION**

The principal objective of this development is to maintain and upgrade this unique State Heritage Listed property to ensure its long term viability and allow future generations to enjoy all the amenities of a holiday on the western foreshores of Pittwater, only a small distance from the centre of Sydney. The proposed extensions have been carefully designed to ensure that the attributes that make Currawong worthy of a State Heritage Listing are maintained while ensuring that the cabins are upgraded and suitable for modern use in the longer term.

As the proposed development will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining properties, the issue of Development Consent is requested.