

**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

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13 January 2021

Mr Quinton Lloyd
Project Officer, Building Assets
Northern Beaches Council
By email: quinton.lloyd@northernbeaches.nsw.gov.au

Dear Quinton,

RE: CURRAWONG BEACH IDA N0281/17, SECTION 4.55 AMENDMENT TO THE DESIGN OF CABIN NO.1 KOOKABURRA - HERITAGE IMPACT STATEMENT

INTRODUCTION

This letter provides the heritage impact assessment to accompany a Section 4.55 application to modify a Development Consent in relation to Cabin 1 Kookaburra.

The Currawong Holiday Camp legally comprises of five lots: Lot 10 DP 1092275; Lot 1 DP337208; Lot 4 DP978424; Lot 1 DP 166328; and Lot 7316 DP 169919.

The site is listed as an item of heritage significance under the NSW Heritage Act 1977 (SHR 01784) and the Pittwater Local Environment Plan (LEP) 2014 (Items 2270410 & 2270517).

SCOPE CHANGE

The design of the works proposed to Canin 1 Kookaburra has changed from the development consent to preserve an advanced Angophora tree which was slated for removal as part of the DA works. An arborist was appointed in late 2019 to assess the tree prior to construction works, reporting that the tree was in good health. As a result, it was decided to preserve the tree and retreat to a simpler refurbishment of the existing building along with deck enlargements as per the DA/S60 approved design.

Previously approved scope of works in DA included:

- Extension to the southern elevation comprising new bathroom facilities;
- Demolition of the existing external toilet;
- Internal alterations to provide additional sleeping accommodation;
- Enlargement of external deck;
- Upgrade of window screen to compliance with fire safety standards; and

- Removal of asbestos.

The scope change of the S4.55 amendments is as follows -

- Delete the approved building addition.
- Allow the careful restoration of the outdoor WC and timber framed walkway leading form the main deck.
- Allow slimline water tank and hardwood timber stand to the western elevation.
- Delete the approved demolition of interior partition walls at the existing bathroom.
- Allow new fit out of existing bathroom.

The previous approved scope and the new scope can be seen in the following floor plans at Figures 1-5.



Figure 1 Cabin 1 Kookaburra in 2017.

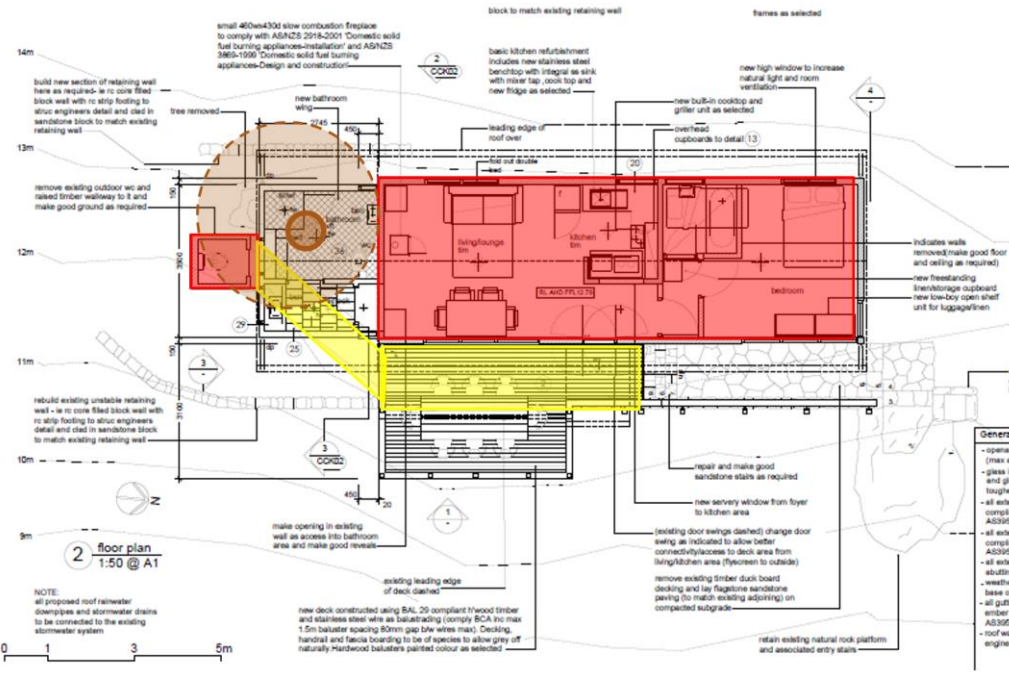


Figure 2 The existing approved scheme for Cabin 1 (Kookaburra) with the original extent of the cabin shaded in red. The existing deck and timber walkway to the WC are shaded yellow. The walkway was to be demolished. However it has been decided to retain the Angophora tree shown shaded brown.

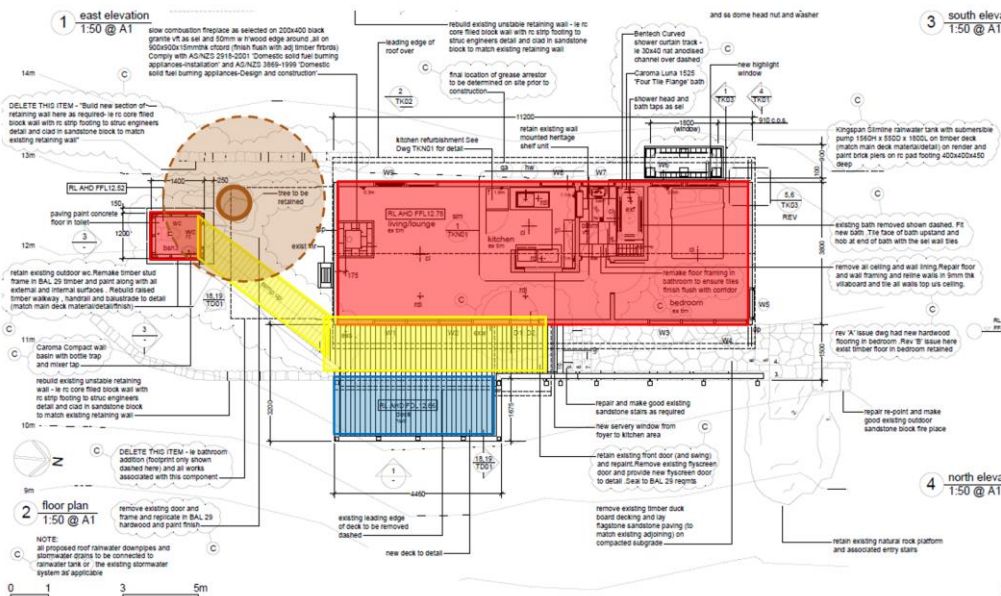


Figure 3 The proposed s4.55 amendment with the original extent of the cabin shaded in red. The Angophora tree is retained. The existing timber walkway to the WC is rebuilt in timber with a handrail to match the deck. The existing deck is still widened to provide an outdoor dining area as shown shaded in blue.



Figure 4 The location of Cabin 1 (Kookaburra) is shown by the red circle.

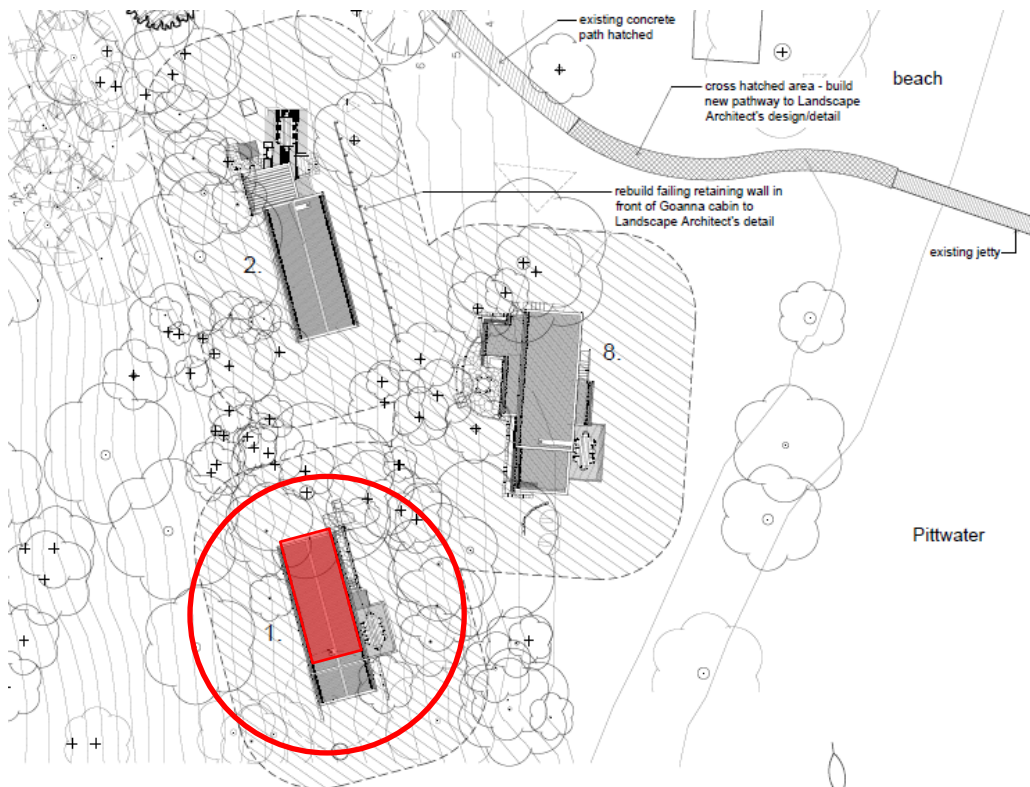


Figure 5 Site Plan from the approved Section 60 drawing. Cabin 1 (Kookaburra) is shown with its existing roof plan shaded in red. The roof plan reflects the previously proposed and approved scheme which has now been redesigned as in Figure 03.

DISCUSSION AND CONCLUSION

Cabins No.1 (“Kookaburra”) and No.3 (“Platypus”) were the second and third cabins to be built at Currawong and date from 1950. They are simplified examples of ‘Sectionit’ cabins of prefabricated wall panels made in the Vandyke Brothers’ factory using timber framing with fibrous cement sheet cladding. The remainder of these two cabins is conventional construction for the period using more site-intensive labour.

The Pittwater State Park (Currawong) CMP (GBA 2015 p.129) gives Cabin 1 (Kookaburra) a relative significance grading of “High”; while the existing deck and bathroom fitout are rated as being of “Low” significance.

The proposed amendment will retain Cabin 1 (Kookaburra) in its original footprint and original external window and door positions. There is no change to the extent of internal alteration proposed to Cabin 1 (Kookaburra).

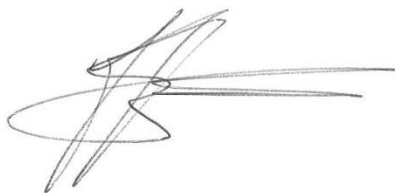
The CMP (GBA 2014) contains guideline 7.6.9 (p.171) which promotes the retention of some of the outside toilets. It also promotes the inclusion of water tanks for each cabin (Guideline 7.6.20 and 7.7.2 p.172). The CMP also promotes the careful consideration of tree removal.

The overall heritage impact of this Section 4.55 amendment has improved heritage impact outcomes on the previous proposal because it”

- Retains the original external plan and form of Cabin 1 without a major extension;
- Retains the form of the original external WC
- Retains a mature Angophora tree.

Please contact the undersigned should you have any queries.

Kind regards,

A handwritten signature in black ink, appearing to be "Fiona Binns", written over a horizontal line.

Fiona Binns
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