

Heritage Referral Response

Application Number:	Mod2024/0458
Proposed Development:	Modification of Development Consent DA2021/2442 granted for construction of a swimming pool, spa and pavilion
Date:	04/09/2024
To:	Olivia Ramage
Land to be developed (Address):	Lot 22 DP 602041 , 90 Cabbage Tree Road BAYVIEW NSW 2104

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>This application has been referred as the site is a local heritage item, Item 2270402, Waterfall Cottage and garden, 90 Cabbage Tree Road, Bayview, listed in Schedule 5 of Pittwater Local Environmental Plan 2014. The site is also within the vicinity of Item 2270158, Katandra Bushland Sanctuary, 84 Lane Cove Road, Ingleside, located on the opposite side of Cabbage Tree Road, some 100 metres away.</p>		
Details of heritage items affected		
<p>Details of this heritage item, as contained within the heritage inventory, are:</p> <p>Item 2270402, Waterfall Cottage and garden</p> <p><u>Statement of Significance</u></p> <p>Waterfall Cottage is of local historic, aesthetic and research significance as a fine representative example of a late 20th century large private ornamental garden, with elements of the wild garden, woodland gardens, warm-temperate and rainforest species in a dramatic bush setting. It is representative of the mid-late 20th century permanent suburban settlement of the Bayview area, reflecting improved transport links, affluence and subdivision, the building of larger homes with elaborate gardens as secluded retreats from the city, a tranquil style of living, closer to nature. The property's bushland is representative of the Hawkesbury sandstone country of the Pittwater district in terms of rainforest and dry sclerophyll woodland flora and fauna. Waterfall Cottage is at least of local, arguably of regional and possibly state-level social significance, as a renowned private garden opened regularly to the public, popular for repeated visits over some years, through the Australian Open Garden Scheme and through its owner's sustained support for community and charity groups. Waterfall Cottage is rare locally and possibly at a state level, as a large, private informal, woodland and rainforest garden, regularly open to the public, incorporating a large amount of bushland and managed in sympathy with wild animals and birds. Few others exist at this scale, level of diversity and standard of maintenance. Owing to its size and relative intactness, it retains some potential to contain evidence of Aboriginal occupation and use, and historical archaeological relics.</p> <p>Due to increasing subdivision, block clearing and larger houses and areas of paving in the area, Waterfall Cottage's bushland is becoming locally rare in retaining a large bush block that is relatively little-cleared or modified, and thus retaining a degree of intact Hawkesbury sandstone escarpment and foot slope-related rainforest and dry sclerophyll woodland species of flora and fauna. In addition the garden contains many rare species of exotic plants, both in NSW and Australia.</p>		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	No	

Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th Century Buildings of Significance	No	
Other	No	
Consideration of Application		
<p>The proposal seeks consent to modify the consent (DA2021/2442) approved in April 2022, including the relocation and alteration to the design and dimensions of the swimming pool; deletion of the spa; reduction to the size of the paved terrace adjacent to the swimming pool; reduction to the size and design of the approved pool pavilion; retention of 1 tree approved for removal (Tree 8), and deletion of the approved fireplace.</p> <p>It is considered that the proposed modifications will not have further adverse impact upon the heritage significance of the site subject to the conditions required by Council's Landscape Officer to protect the vegetation on site.</p> <p>Therefore, no objections are raised on heritage grounds and no conditions required.</p> <p><u>Consider against the provisions of CL5.10 of PLEP 2014:</u> Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? N/A Is a Heritage Impact Statement required? Yes Has a Heritage Impact Statement been provided? Yes</p>		

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.