



## Heritage Referral Response

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|---------------------------------|--|
| Application Number:             | DA2019/0712  |
| To:                             | Rebecca Englund  |
| Land to be developed (Address): | Lot 10 DP 1092275 , 1 A Currawong Beach CURRAWONG BEACH NSW 2108 |

### Officer comments

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|---|
| <b>HERITAGE COMMENTS</b>  |
| Discussion of reason for referral   |
| <p>The proposal has been referred to Heritage as the subject property contains a number of heritage listings</p> <p><b>Currawong Worker's Holiday Camp</b> - State Heritage Item</p> <p><b>Currawong Worker's Holiday Camp Heritage Conservation Area</b> - Local Heritage Item</p> <p><b>Midholme</b> - Local heritage item</p>  |
| Details of heritage items affected  |
| <p><b>Currawong Worker's Holiday Camp</b> - State Heritage Item</p> <p><u>Statement of Significance</u><br/>Currawong is of State historical significance 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'. The establishment of the holiday camp was a response to the social and work place reforms taking place in NSW in the post World War II period, following the introduction of annual leave in 1944 and the 40-hour week in 1947.</p> <p><u>Physical Description</u><br/>The majority of the 19.7 ha site is natural bushland, on steeper slopes and escarpment areas. However there is approximately 4 ha of developed, flatter land adjoining the beach, which contains holiday cottages and other buildings which form the Unions NSW holiday camp facility</p> <p><b>Currawong Worker's Holiday Camp Heritage Conservation Area</b> - Local Heritage Item</p> <p><u>Statement of Significance</u><br/>The Currawong Heritage Conservation Area is an important cultural landscape for the people of Australia, and is part of the social history of NSW and the region.</p> <p><u>Physical Description</u><br/>The majority of the 19.7 ha site is natural bushland, on steeper slopes and escarpment areas. However there is approximately 4 ha of developed, flatter land adjoining the beach, which contains holiday cottages and other buildings which form the Unions NSW holiday camp facility.</p> <p><b>Midholme</b> - Local heritage item</p> <p><u>Statement of Significance</u></p> |



Midholme, 1a Currawong Beach, built c1910 as a remote farm house, has historic and aesthetic significance as a good example of vernacular cottage house typical of the early Pittwater development.

Physical Description

Midholme is a single storey, timber framed bungalow with weatherboard cladding and wide veranda to three sides. The broken back roof is of slate with terracotta ridge and hip cladding.

**Other relevant heritage listings**

|  |     |   |
|--|-----|---|
| Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 | No  |   |
| Australian Heritage Register                                       | No  |   |
| NSW State Heritage Register  | Yes | Currawong is on the state register. Midholme is not listed in its own right as an item of state heritage, only as a local item. |
| National Trust of Aust (NSW) Register                              | No  |   |
| RAIA Register of 20th Century Buildings of Significance            | No  |   |
| Other  | No  |   |

**Consideration of Application**

The proposal seeks consent for alterations and additions to cottages 3 through 8 at Currawong. Given the sensitive nature of the site and the scale of works proposed, the proposal was referred to an external heritage advisor.

The advisor noted that the works would impact upon the modest and utilitarian nature of the cottages, and that overall the proposal was an adaptive reuse project. The advisor further commented that in light of the existing condition of the cottages and the need to continue to attract guests, the works could be supported to ensure Currawong continues to operate as a tourism facility in line with the conservation management plan (CMP) prepared for the site in 2015. It is also noted that policy 6.6.5 of the CMP states the need for periodic upgrades to the cottages, including their kitchens, bathrooms and services to ensure that they remain attractive to visitors. Thus in light of the need to continue to attract guests to the site, as important part of the history and heritage of the site, the proposal can be supported by Heritage.

The Heritage Impact Statement (HIS) provided with the application has recommended the engagement of a specialist heritage architect to oversee the physical works. This recommendation is supported by Heritage. A photographic archival recording of cottages 3-8, both internally and externally, should also be undertaken before works begin, to preserve a record of their existing condition and character. A condition to ensure this happens is also recommended by Heritage.

With regards to a colour scheme, Heritage agrees with the HIS that a recessive scheme should be implemented to help preserve an aspect of modesty with the cottages.

No works are proposed to Midholme, and the physical separation of the nearest cottage will minimise impacts upon it. No concerns are raised with regards to this item.

Therefore Heritage recommends approval of the development application with two conditions.

Consider against the provisions of CL5.10 of PLEP 2014.

Is a Conservation Management Plan (CMP) Required? Yes

Has a CMP been provided?

A CMP for the site was prepared by Garth Brooks and Associates in 2015 for the former Pittwater Council.

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? Yes

Further Comments

COMPLETED BY: Brendan Gavin, Principal Planner

DATE: 2 September 2019

#### Recommended Heritage Advisor Conditions:

### CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

#### Photographic Archival Recording

Photographic Archival Recording is to be undertaken before works begin in accordance with the NSW Heritage Office guidelines for *Photographic Recording of Heritage Items using Film or Digital Capture (2006)*. This record should be provided to Council for archival purposes

Details demonstrating compliance with this condition is to be provided to the principal certifying authority.

Reason: To produce a photographic record of the building before works commence (DACHECPCC1)

### CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

#### Heritage Consultant

A suitably qualified and experienced heritage consultant must be nominated for this project. The nominated heritage consultant must provide input into the detailed design and supervise the works to minimise impacts to heritage values. The nominated heritage consultant must be involved in the selection of appropriate tradespersons as well the resolution of services, lighting, colour scheme and internal fixtures and fittings.

Details demonstrating compliance are to be provided to the principal certifying authority.

Reason: To ensure that appropriate heritage advice is provided to support best practice conservation (DACHEEDW1)