

PROPOSED ART STUDIO

AT

**90 CABBAGE TREE ROAD,
BAYVIEW, NSW**

HERITAGE IMPACT STATEMENT



Prepared by:

John Oultram Heritage & Design
Level 2, 386 New South Head Road,
Double Bay, NSW 2028

T: (02) 9327 2748
E: johnheritagedesign@gmail.com

Prepared for:

Yasmina Elshafei and Ford Ennals

April 2025

© John Oultram Heritage & Design

1.0 INTRODUCTION

1.1 THE BRIEF

The following report has been prepared to accompany a development application for a new art studio at the existing property at 90 Cabbage Tree Road, Bayview, NSW. The report has been prepared on behalf of Yasmina Elshafei and Ford Ennals, the owners of the property.

1.2 BACKGROUND

A development application (DA2021/2442) for a pool terrace and cabana was approved by Northern Beaches Council in April 2022. A modification to the approval (MOD2024/0458) was approved in September 2024.

The applications were supported by Heritage Impact Statements (HIS) prepared by this office.

The owner would like to construct a two storey studio close to the pool and this report has been prepared to assess the impact on the proposed development.

1.3 LIMITATIONS AND TERMS

The report only addresses the European significance of the place. The terms *fabric, conservation, maintenance, preservation, restoration, reconstruction, adaptation, compatible use and cultural significance* used in this report are as defined in the Australia ICOMOS Burra Charter.

1.4 METHODOLOGY

This report was prepared in accordance with the *NSW Heritage Manual* "Statements of Heritage Impact", "Assessing Heritage Significance Guidelines" and the Northern Beaches Council guidelines for the preparation of heritage impact statements. The philosophy adopted is that guided by the Australia ICOMOS Burra Charter 2013.

1.5 AUTHORS AND ACKNOWLEDGMENTS

This report, including all diagrams and photographs, was prepared by John Oultram of John Oultram Heritage & Design, unless otherwise noted. John Oultram Heritage & Design was established in 1998 and is on the NSW Heritage Office list of heritage consultants.

1.6 THE STUDY AREA

The study area is Lots 22 in 602041 in the Shire of Warringah, Parish of Narembeen and County of Cumberland (Figure 1.1).

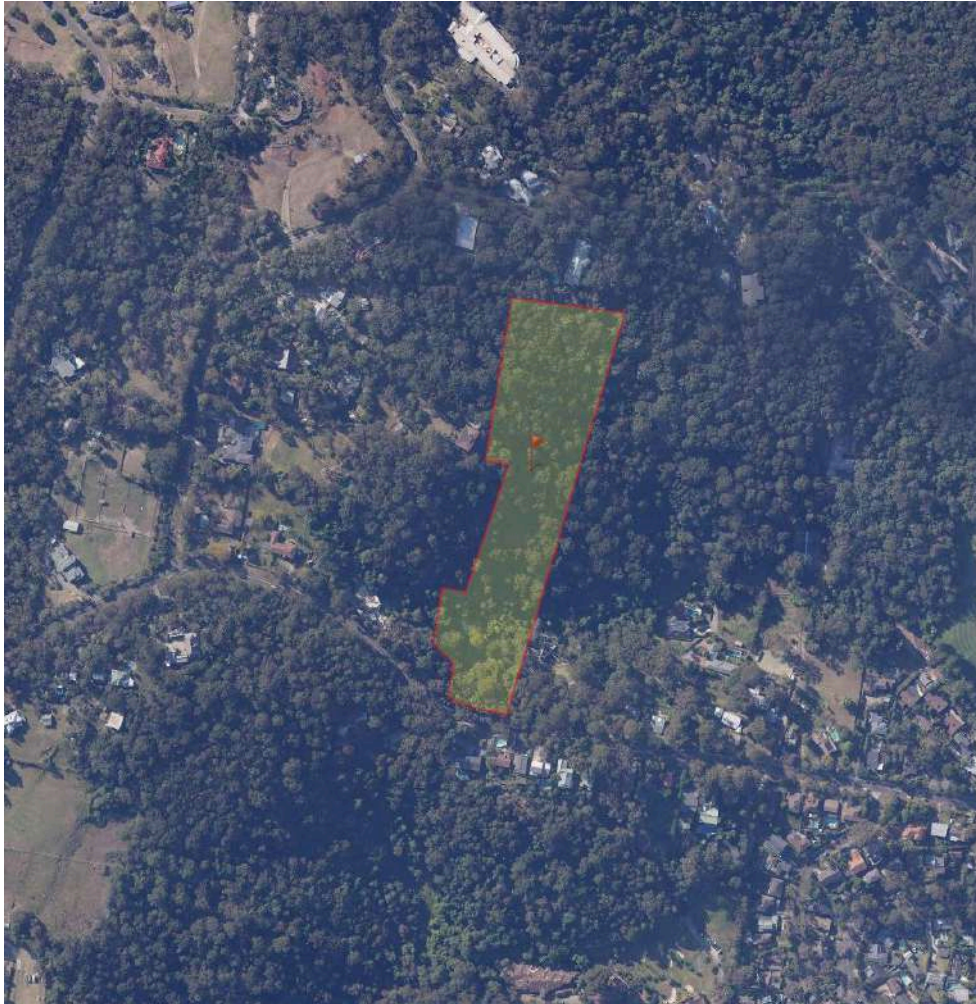


Figure 1.1 The Study Area shaded

Source: Google Maps

2.0 HISTORICAL BACKGROUND

2.1 MONA VALE CONTEXT

The northeastern suburb of Mona Vale comprises the 700 acres granted to Robert Campbell (1769-1846) in 1814 (registered in 1819). Campbell's grant came with pockets of fertile soil, but much of it was low lying swampland known by the Aboriginal name Winnererremery. Campbell's grant was sold to D'Arcy Wentworth, and the Wentworth family leased parts to tenant farmers into the 1880s. The grant was called Mona Vale.

The European settlement of Pittwater was slow to develop, and began in the 1820s. By 1822 the first road from Manly to Sydney via Pittwater existed. The early settlers were mostly farmers and orchardists (Pollen, 1996). Early activities up to the latter half of the 19th century were largely agricultural, and to a lesser extent, industrial, including ship building, salt extraction and fishing.

The second phase of Pittwater settlement began in the 1880s as public transport was extended as far as Narrabeen by tram, and coach access to Pittwater was made easier. The name Bayview was officially recognised on 21 August 1882, when a post office was opened in the Collins residence and farm. The suburb took the post office's name. Around 1900, a brick works operated in Bayview, and in 1901 the Bayview Wharf was built.

The subject site comprises the land granted to Dugald McPherson in 1853.



Figure 2.1 Detail from the parish map of Narrabeen, not dated, with later annotations, showing McPherson's grant

Source: (SRNSW MAP 259)

2.2 90 CABBAGE TREE ROAD

The listing sheet for the property contains a detailed history of the place that is summarised below.

Waterfall Cottage's land was once part of two Nineteenth century 100 acre land grants, to David Moore and Dugald McPherson. These were adjoining grants running east-west, north of Cabbage Tree Road. Moore's land was roughly triangular and north of McPherson's, which was roughly rectangular (map of Pittwater, undated, in Roberts, J. (ed.)). The majority of Waterfall Cottage's land falls within McPherson's grant of 100 acres. This grant was gazetted on 15 November 1853. It was crossed by a creek running from the northwest to the southeast in direction. The grant straddled both sides of Cabbage Tree Road. Waterfall Cottage is in the western 'end' of the original grant).

Moore's 100 acre grant lay contiguous to and to the north of McPherson's, and had the source of the same creek that crossed the latter land (running almost due north-south), and a branch of that creek running from what appears closer to due west to the east, joining the other fork close to Moore's grant's southern boundary.

Little is known about the history of Moore and McPherson land grants use in the late Nineteenth and early Twentieth centuries. The predominance of poor, sandy soils on the sandstone landscapes and the low-lying poorly drained estuarine flats meant that the Warringah area held little potential to early colonists who were seeking agricultural lands. There was little development in the area in the 19th century, apart from market gardens and poultry farms in places such as Mona Vale (Benson & Howell, 1995, p.134).

In c.1939-45, a tank trail was built across the property to a gun emplacement on the hill to the northeast.

Photographs apparently taken in 1943 on Waterfall Cottage's land show two men, a woman and a youth digging post holes, erecting round posts, and a form of semi-open-sided free-standing shed structure, with a pole frame and corrugated iron roof. The amount of sun showing in the photographs indicates that part of the property was cleared land with few trees. One photo shows tree trunks with a seating area and 'table' under them, appearing to be ironbarks (the date of its clearing is not known).

In 1953, the shed near the entry gates/drive and a three bedroom single storey fibro cement house were built for George Gristock and his wife. A lawn and garden around the house and along the driveway were made from 1953 onwards.

In 1974, Neville Baggott bought the property for \$82,000. Circa 1974-82, a pond was built in front of the house by then owner Neville Baggott, who also planted Cocos Island palms (*Syragus romanzoffianum*), and bangalow/piccabeen palms (*Archontophoenix cunninghamiana*) to 'pretty up' the property for sale. Circa 1982 there was one bridge existing, east of (below) the house and giant bamboo clump.

Jeanne Villani bought the property in December 1982 for \$317,000, in conjunction with Tom Baxter. At that time the only 'garden' on the property was a modest area with lawn around the 1953 house, and more lawn along the driveway. Some stone edged beds adjoined the existing shed near the gate, and the rest of the property was full of low scrub growth, much of it a mass of lantana (*L.camara*), a weedy exotic large shrub.

There had been an impressive garden here in the past, and slow removal of the lantana and other weeds revealed various stone walls, flights of steps, camellias, abelias, hibiscus and hydrangea bushes. Two pink crepe myrtles (*Lagerstroemia indica*) east of the front door existed though they were smaller than today. These possibly date to c.1953 and the construction of the house. The *Wisteria sinensis* vine east of the house was there, although not its chain 'arch' over the turning circle, which was added by Mrs Villani, training the vine in time over it and the turning circle.

One Jacaranda (*J. mimosifolia*) north of the turning circle (the others have seeded since) and the pink *Rondeletia amoena* on the bank west of the turning circle were there in 1982. The bank west of the house was covered in bracken ferns, *Cissus* vine, cheese trees (*Glochidion ferdinandii*), and scrubby weeds. This was cleared by Ken Le Nel, a co-tenant between 1983-4.

In 1982, the pond to the rear (west) of the house was extended, and a new feeder channel to a smaller pond and overflow was built, as well as the one in the front (east). These two sit below the waterfall. A lot of the land east of the house was pre-existing fill in 1982. Two bird cages were built, one behind the house for pigeons, the other north of the creek for quail. The bunya pine (*Araucaria bidwillii*) beside the front lawn/drive was a small seedling in 1982.

The path system around the enlarged garden was laid out by Tony Seager after 1984. The Second World War tank track across the creek through the bush was kept and forms the main path through the garden still. Another grassed area was added north of the creek, and side paths with steps on steep sections were made. Ken Le Nel lived here from 1983-4, with Mrs Villani living in Cammeray until June 1986, and visiting on weekends. On 17 January 1985, the property was transferred totally to the ownership of Mrs Villani. In 1986 Mrs Villani moved into the old house on the property.

Mick Leslie built the aviaries, gazebo, carvings around the garden and added three more timber bridges over the creek from 1986.

In April 1988, the house was modified after stormwater had undermined part of it. From 1 November 1988 until August 1989, the fibro house was demolished, and the current stone and timber two storey house was built by Touchwood Constructions, with Wayne Schonell and three other stone masons, to a design of Drew Dickson and Mrs Villani.

Details were based on favourite other houses, such as Elizabeth Farm in Parramatta, a house in Penshurst Street, Willoughby and an old house on the Old Northern Road, Dural. The first stone was laid on Mrs Villani's birthday, 3 March 1989. All stone was dressed on site. Mrs Villani lived on site in a builder's shed while the new house was built. Mesh fences were erected around the shed, and the site of the new house, to protect the garden during construction.

The garden's development has been mostly trial and error to find out what will survive grazing and trampling by wallabies, possums, echidna, lyre birds, brush turkeys and bandicoots, and what will grow well in a predominantly shady garden. The style of the garden could be called informal or 'natural' woodland, as though plants had always been there.

Mass plantings of shrubs, bulbs, perennials such as winter roses, *Plectranthus*, *Salvia*, orchids, Iris, lilies, daisies, kaffir lilies, Nile lilies, climbers etc. give a soft, informal effect of exotics integrated into the rainforest, an overall feeling of tranquillity and seclusion, which is a feature. Mrs Villani's taste for collecting rare or 'new' plants has led to a considerable enrichment of the garden, something becoming increasingly evident with time.

Mrs Villani's generosity in sharing the garden has been marked, and ongoing, leading to a degree of attachment by the local community, within the Sydney region and Australia, and a number of overseas visitors. A number of Food & Wine Appreciation Society events were held on the property from 1982 onwards, in marquees erected over the driveway and lawn.

Along with its regular opening to the public under the Australian Open Garden Scheme since 1994, the garden has become well known and popular, attracting the general public, many social groups, garden clubs, as well as the Friends of the Royal Botanic Gardens Sydney and the Australian Garden History Society (whose national conference delegates (approximately 200) visited in October 2004).

Problems with prolonged drought led to the sinking of a bore on the property in 2003 to improve water supply. In 2004, two water tanks were installed.

In 2005, 'Lily', a 'mud maiden' inspired by a similar creation at the gardens of Heligan, Cornwall, UK, was created of clay on steel rod frame, planted with groundcovers, moss by Belinda Villani, niece of Mrs Villani, and sculptor.

3.0 PHYSICAL DESCRIPTION

An inspection of the property was carried out by John Oultram in August 2021.

3.1 HOUSE

90 Cabbage Tree Road is a single storey (with attic), stone house set on a levelled section of the site at the top of the valley. The house is in rockface sandstone with a steeply pitched, corrugated metal roof with dormers to the front and sides and stone chimneys. There are gables to the sides, front and rear and the front gable has a projecting balcony. There is a projecting gable to the front that flanks a wrap around, single storey verandah.

The house is set high on the site and overlooks the valley that slopes to the north.

3.2 GARDENS

The house has very extensive gardens set both sides of a step valley that falls to the north and is heavily planted with native and exotic trees and shrubs,

The gardens are accessed via stone steps and gravel paths and are dotted with sculptures and garden structures. There are number of freestone retaining walls.

The site rises to the south and west in a rock escarpment that has an intermittent stream falling along the valley and that is lined with rocks. There are four bridges across the stream with the largest being a timber bridge close to the house.

The house is accessed by a steep, gravel, concrete and bitumen drive that slopes down from Cabbage Tree Road to a large, gravel hardstand close to the house. The path to the house has a timber lych gate on stone piers and there is a small gazebo just off the drive.

There is a modern pool, terrace and cabana under construction at the bottom of the drive.

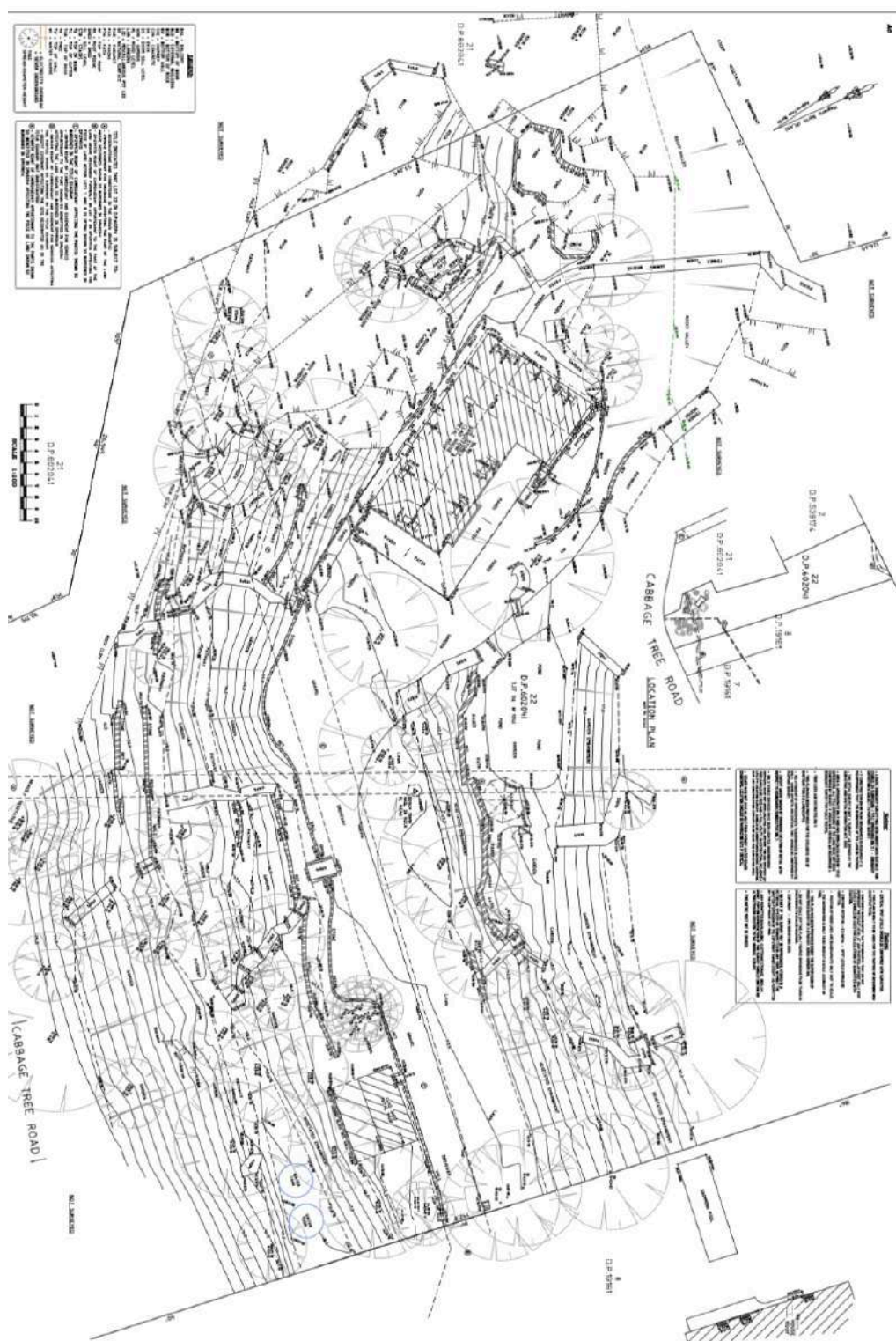


Figure 3.1 90 Cabbage Tree Road, Bayview (prior to construction of pool)

Site plan

Source: CMS Surveyors Pty Limited

4.0 HERITAGE LISTINGS & CONTROLS

4.1 NATIONAL TRUST

The property is not classified on the Register of the National Trust of Australia (NSW).

4.2 HERITAGE NSW OF THE NSW DEPARTMENT OF PLANNING AND ENVIRONMENT

4.2.1 State Heritage Register

Under the Heritage Act 1977 (as amended) the NSW Heritage Council, administered by Heritage NSW of the NSW Department of Planning and Environment, maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level. The subject property is not listed on the Register.

4.2.2 State Heritage Inventory

Heritage NSW also compiles the State Heritage Inventory (SHI), a collated database of all places listed on statutory heritage lists, including Local Environmental Plans. The subject property is listed on the Inventory (SHI 2270402) and the listing sheet is attached as Appendix A.

Listing on the Inventory has no statutory implications for development at the place but reflects the listing of the property of the RLEP (see below).

4.3 LOCAL AUTHORITY

The local authority for the area is the Northern Beaches Council. The property is listed as a heritage item in Schedule 5 Part 1 of the *Pittwater Local Environmental Plan 2014* (as amended) (PLEP)¹.

| REF | ADDRESS | ITEM | RANKING |
|---------|----------------------|------------------------------|---------|
| 2270402 | 90 Cabbage Tree Road | Waterfall Cottage and Garden | Local |

The property is not within a heritage conservation area but is in the vicinity of a heritage item at:

| REF | ADDRESS | ITEM | RANKING |
|---------|-------------------|-----------------------------|---------|
| 2270158 | 84 Lane Cove Road | Katandra Bushland Sanctuary | Local |

Development would be the subject heritage provisions of the PLEP relating to development of a heritage item and in the vicinity of a heritage item.

Council may also take into consideration the heritage provisions of the *Pittwater 21 Development Control Plan* (as amended) (PDCP) that contains heritage objectives and controls for development of heritage items.

¹ Pittwater Council has recently been amalgamated and till new controls are gazetted, the Pittwater planning controls apply



Figure 4.1 Pittwater Local Environmental Plan 2014 Heritage Maps HER_011 and HER_012

The subject site is item 2270402

Source: NSW Planning Portal

5.0 ASSESSMENT OF SIGNIFICANCE

The listing sheet for the property (SHI 2270402) contains a detailed assessment and statement of significance.

5.1 HISTORIC SIGNIFICANCE

5.1.1 Historical Development

| | |
|---------------|---|
| Criterion (a) | An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area) |
|---------------|---|

Waterfall Cottage is of local historic significance as a representative example of the mid-late Twentieth century phenomenon of more permanent settlement in the Bayview and Pittwater area, and its consolidation into part of Sydney suburbia, albeit of a more affluent and secluded nature. It also is representative of the use of the area since the early Twentieth century as a retreat from the city, in picturesque natural surroundings, with bush, beach and estuary.

5.1.2 Historical Associations

| | |
|---------------|---|
| Criterion (b) | An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area) |
|---------------|---|

Waterfall Cottage is of local historic significance for its associations with Nineteenth century land grantees David Moore and Dugald McPherson, early farmers in the district.

5.2 AESTHETIC SIGNIFICANCE

| | |
|---------------|--|
| Criterion (c) | An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area) |
|---------------|--|

Waterfall Cottage is at least of local aesthetic significance as a large, elaborate and outstanding rainforest garden, created on the bones of an older garden, created on a challenging site by a talented and tenacious private owner

5.3 SOCIAL SIGNIFICANCE

| | |
|---------------|---|
| Criterion (d) | The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons |
|---------------|---|

Waterfall Cottage is at least of local, arguably of regional and possibly state-level social significance, as a popular and renowned private garden opened regularly to the public, and popular for repeated visits over some years, through its participation in the Australian Open Garden Scheme and the Australian Garden History Society (as evidenced by its visit by delegates from around Australia during October 2004 in the national conference of the society), and its sustained support for and openness to community and charity groups. An increasing number of international tourists find their way to the garden through its website, and word of mouth.

5.4 TECHNICAL/SCIENTIFIC SIGNIFICANCE

| | |
|---------------|---|
| Criterion (e) | An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area) |
|---------------|---|

Waterfall Cottage has research significance at a local level, possibly at a regional level, both for its relatively intact remnant and regenerating bush, which contains both a representative selection of local Hawkesbury Sandstone flora and fauna, some rare and locally uncommon species (see Physical Description), including *Bertya brownii* (which with Katandra Bushland Sanctuary's population nearby, form the southern-most known distribution of this species in Australia).

It also has research significance for its diverse range of exotic plants, particularly of subtropical and rainforest species, some rare in cultivation in Australia, NSW and Sydney. The property may have low-moderate archaeological potential to contain evidence of Aboriginal occupation and use before European settlement, although a degree of disturbance at least from the mid 20th century means that its potential to contain evidence of 19th century and early Twentieth century structures, fence posts and remains may be limited.

5.5 RARITY

| | |
|---------------|--|
| Criterion (f) | An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area) |
|---------------|--|

Waterfall Cottage is certainly 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. Fernbrook at Kurrajong Heights is a comparable property in the Sydney basin, but few others exist in Pittwater or NSW at this scale, level of diversity and standard of maintenance.

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.

5.6 REPRESENTATIVENESS

| | |
|---------------|---|
| Criterion (g) | An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments |
| | (or a class of the local area's: Cultural or natural places; or Cultural or natural environments) |

Waterfall Cottage is a fine representative example of a late Twentieth century large private ornamental pleasure garden, incorporating elements of the Nineteenth century wild garden, Twentieth century woodland gardens, and a late Twentieth century fashion for warm-temperate and rainforest species.

It is also representative of the mid-late Twentieth century phenomena of permanent suburban settlement of the Bayview and Pittwater area, reflecting improved transport links, affluence and subdivision, the building of more permanent homes, some large, with elaborate gardens, as secluded retreats from the city, and a desire for a more 'natural' and tranquil, style of living, closer to nature.

Waterfall Cottage's bushland is representative of the Hawkesbury Sandstone country of the Pittwater district in terms of escarpment and foot slope-related rainforest and dry sclerophyll woodland species of flora and fauna.

5.7 STATEMENT OF SIGNIFICANCE

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.

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.

We would concur with this assessment.

6.0 PROPOSED DEVELOPMENT

6.1 CURRENT PROPOSALS

The current owners would like to construct an art studio close to the pool. The proposals are shown on Drawing Nos. C9216 01.11 to 01.15 (Inclusive) dated February 2025 and prepared by Casey Brown Architecture.

The proposals include:

- Part excavation for footings
- New single storey pavilion
- New timber link to the pool deck

The studio is set to the east of the pool and is single storey on a stone base. The upper section is in timber weatherboards with a steeply pitched, corrugated metal roof. The ground floor of the building is set at the level of the pool deck.

7.0 IMPACT OF THE PROPOSED WORKS

7.1 GENERALLY

The gardens at Waterfall Cottage are quite rightly highly regarded for their wild, woodland setting that have been sensitively sculpted and planted to respect the natural landform and early plantings. The various access paths, retaining walls and steps are in a suitably restrained and in a naturalistic form and the sculptures provide a degree of interest and delight.

The house was carefully placed at the head of the valley to be subservient to the gardens while allowing for views over the valley. While it complements the gardens it is of limited significance being a relatively modern dwelling.



Figure 7.1 House

The property is in private ownership and some degree of change could be expected to provide for amenities that provide for recreation. The introduction of an art studio on what is a very large site will not have a serious impact on its form or setting. The studio is very sensibly sited at the pool in an area with few features of note and that is being modified by the pool and cabana works (under construction).

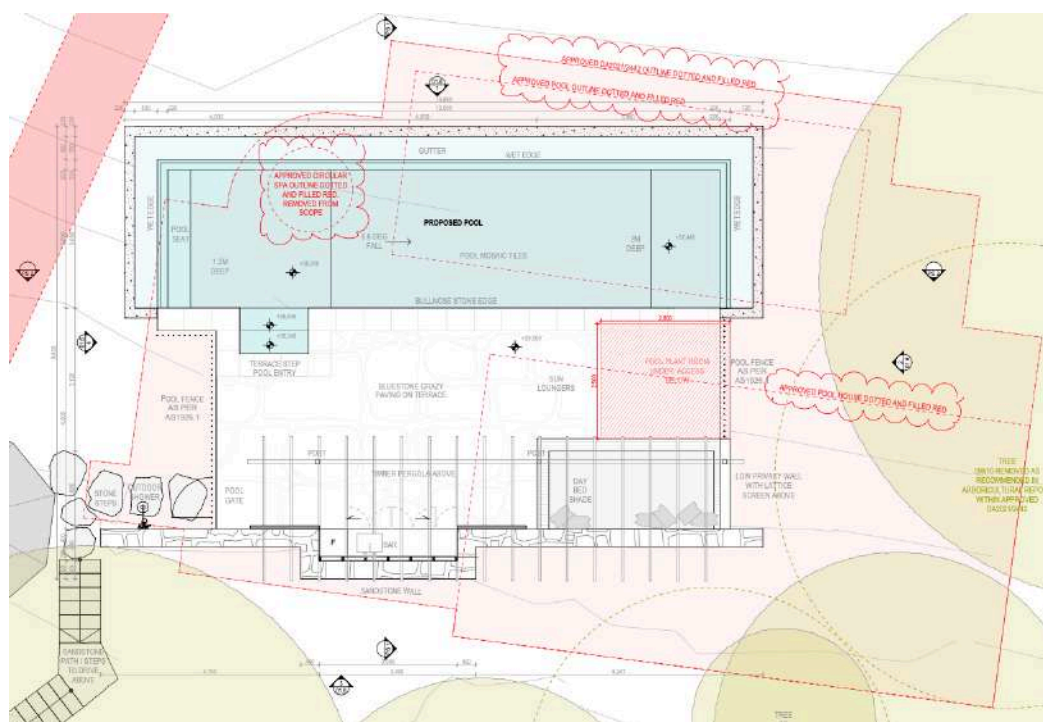


Figure 7.2 Approved plans for pool and cabana (under construction) (MOD2024/0458)

Source: Architect



Figure 7.3 Pool (under construction)

The current owners have proved careful custodians of the site and have carried out continuous maintenance works of the built structures and gardens.

7.1.1 Proposed Studio

The site has few areas capable of development of any scale due to the steep topography and density of the planting. The selected site is to the east of the house close to the drive. The area is currently rather moribund as it has not the woodland quality of other sections of the site.

The selected location is close to the house for ease of access and is an ideal location for the new structure as the area is being modified for the pool and cabana works. The studio is also set well away for the watercourse and the 'wilder' areas of the gardens.

The works require little alteration of the area though the studio requires a base to address the site falls. The area below the studio will be partly excavated to allow for this but natural ground level will remain with the slope falling around the stone base,

The studio is not large and has been designed to complement the house. It is set on a rockface, sandstone base with weatherboard walls and a steeply pitched, corrugated metal roof and small flue. The studio is very well crafted and will read as an outbuilding complementary to the house.

There is a short bridge link to the pool deck but this is small and appropriately detailed in timber.

The studio is set at the base of the drive and will be visible on approach but is a very complementary structure to both the house and its extensive landscaped gardens. From the lower garden, the new structure will read against the well-treed backdrop to the embankment to the road and the surrounding plantings will lessen the visible impact on the gardens.

Overall we consider that the studio is well-sited, well scaled and well detailed and will have a very limited impact on the expansive gardens and the setting of the existing house.

7.2 PITTWATER LOCAL ENVIRONMENT PLAN 2014 (LEP)

7.2.1 Impact on Heritage Item

The listing sheet for the item (SHI 2270402) contains a statement of significance (see Section 5.7 above) and management guidelines that are addressed below.

| | <i>Management Guideline</i> | <i>Comment</i> |
|--|---|---|
| | <i>Encourage owner to manage in accordance with best horticultural practice.</i> | The current owners have strongly complied with this |
| | <i>A Heritage Assessment and Heritage Impact Statement should be prepared for the site prior to any major works being undertaken</i> | This report |
| | <i>Photographic archival recording in accordance with the NSW Heritage Office guidelines for photographic recording of heritage items using film or digital capture (2006) should be undertaken prior to any major works.</i> | Noted |

Based on the above we consider that the proposal will have a very limited and acceptable impact on the significance of the place.

7.2.2 Impact on the Heritage Item in the Vicinity

The subject property is close to the Katandra Bushland Sanctuary that is to the southwest of the site. The sites are separated by Cabbage Tree Road and the steep and wooded embankments along the hill. There is no visual connection between the sites and the studio will not be visible from Cabbage Tree Road.

We consider that the proposal will have no impact on the setting or significance of the item.

7.3 PITTWATER 21 DEVELOPMENT CONTROL PLAN (PDCP)

Guidelines for development of heritage items are contained in Section B1.1 of the PDCP. The proposals are assessed against the relevant guidelines below.

7.3.1 Heritage Controls

| | Objective/Control | Comment |
|-------|---|--|
| B.1.1 | Heritage Conservation | |
| | Heritage Items and Archaeological sites | |
| | Any development application involving work likely to impact the heritage significance of a heritage item or archaeological site is to be accompanied by a Heritage Impact Statement, prepared by an appropriately qualified heritage professional. Guidance on preparing a Heritage Impact Statement (Statement of Heritage Impact) is available at NSW Office of Environment & Heritage in the NSW Heritage Manual or superseding publication. | This report |
| | Alterations and additions to buildings and structures, and new development of sites containing a heritage item or archaeological site are to be designed to respect and complement the heritage significance in terms of the building envelope, proportions, materials, colours and finishes, and building alignment. | Complies. The studio design is closely based on the house and is sensibly located in an area of the site already modified by the pool and cabana works |
| | Development on land containing a heritage item or archaeological site is to minimise the impact on the setting of the item or site by providing an adequate buffer zone where appropriate, and maintaining and respecting significant views to and from the heritage item or archaeological site. | The studio is set away from the house, is single storey and will not impact on significant views |
| | The scale and form of any alterations and additions are not to dominate the existing building, especially when viewed from the most significant elevations. New alterations and additions should be consistent with the existing building form with respect to roof shape and pitch, façade articulation, fenestrations, proportions and position of windows and door openings. | Complies |

| | Objective/Control | Comment |
|--|--|---|
| | <i>Alterations and additions to heritage items should not necessarily attempt to replicate the architectural or decorative detail of the original but be sympathetic and compatible so as to maintain a distinction between old and new in a subtle manner. Alterations and additions should complement a heritage item's existing period style and character. Reconstruction or reinstatement of the original details and finishes is encouraged.</i> | Complies. The studio design has been based on the house but is clearly modern |
| | <i>The materials, finishes and colours used in alterations and additions should complement the heritage item. Modern materials can be used if their proportions and details are harmonious within the surrounding heritage context or with the heritage item.</i> | Complies |
| | <i>Colour schemes for heritage buildings should generally be compatible with the particular architectural style and period of the building.</i> | TBC |

We consider that the proposals are in accordance with the objectives and controls of the PDCP.

8.0 SUMMARY & RECOMMENDATIONS

8.1 SUMMARY

Overall, we consider that the proposals are a very well-considered development for an art studio and pay due regard to the especial character of the place.

The proposed studio is well-sited in an area being modified and is well scaled and detailed, sensibly taking its design cues from the existing house. The studio will have a very limited impact on the expansive gardens and the setting of the existing house.

We consider that that the proposals will have a limited and acceptable impact on the significance of the heritage item, no impact on the heritage item in the vicinity and are in accordance with the relevant heritage provisions of the PDCP.

In heritage terms, we would recommend that the proposals be approved.



JOHN OULTRAM

9.0 HERITAGE LISTING SHEET

Heritage NSW of the NSW Department of Planning and Environment.

State Heritage Inventory Listing Sheet for Waterfall Cottage and garden at 90 Cabbage Tree Road, Bayview, NSW (SHI 2270402)

Item Details

Name

Waterfall Cottage and garden

SHR/LEP/S170

LEP #2270402

Address

90 Cabbage Tree Road BAYVIEW NSW 2104

Local Govt Area

Northern Beaches

Local Aboriginal Land Council

Unknown

Item Type

Landscape

Group/Collection

Landscape - Natural

Category

Other - Landscape - Natural

All Addresses

Addresses

Records Retrieved: 1

| Street No | Street Name | Suburb/Town/Postcode | Local Govt. Area | LALC | Parish | County | Electorate | Address Type |
|-----------|-------------------|----------------------|------------------|---------|-----------|------------|------------|-----------------|
| 90 | Cabbage Tree Road | BAYVIEW/NSW/2104 | Northern Beaches | Unknown | Narrabeen | Cumberland | Unknown | Primary Address |

Boundary Description

Boundaries of Lot 22 DP 602041

Significance

Statement Of Significance

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.

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.

(Villani; and Read, 2006)

The listing includes the interiors of the cottage; however detailed analysis and assessment should be undertaken at the time of any future changes to the interior in order to ascertain the relative heritage significance.

Criteria a)

Historical Significance

Waterfall Cottage is of local historic significance as a representative example of the mid-late Twentieth century phenomenon of more permanent settlement in the Bayview and Pittwater area, and its consolidation into part of Sydney suburbia, albeit of a more affluent and secluded nature. It also is representative of the use of the area since the early Twentieth century as a retreat from the city, in picturesque natural surroundings, with bush, beach and estuary.

Criteria b)

Historical Association Significance

Waterfall Cottage is of local historic significance for its associations with Nineteenth century land grantees David Moore and Dugald McPherson, early farmers in the district.

Criteria c)

Aesthetic/Technical Significance

Waterfall Cottage is at least of local aesthetic significance as a large, elaborate and outstanding rainforest garden, created on the bones of an older garden, created on a challenging site by a talented and tenacious private owner.

Criteria d)

Social/Cultural Significance

Waterfall Cottage is at least of local, arguably of regional and possibly state-level social significance, as a popular and renowned private garden opened regularly to the public, and popular for repeated visits over some years, through its participation in the Australian Open Garden Scheme and the Australian Garden History Society (as evidenced by its visit by delegates from around Australia during October 2004 in the national conference of the society), and its sustained support for and openness to community and charity groups. An increasing number of international tourists find their way to the garden through its website, and word of mouth.

Criteria e)

Research Potential

Waterfall Cottage has research significance at a local level, possibly at a regional level, both for its relatively intact remnant and regenerating bush, which contains both a representative selection of local Hawkesbury Sandstone flora and fauna, some rare and locally uncommon species (see Physical Description), including *Bertya brownii* (which with Katandra Bushland Sanctuary's population nearby, form the southern-most known distribution of this species in Australia). It also has research significance for its diverse range of exotic plants, particularly of subtropical and rainforest species, some rare in cultivation in Australia, NSW and Sydney. The property may have low-moderate archaeological potential to contain evidence of Aboriginal occupation and use before European settlement, although a degree of disturbance at least from the mid 20th century means that its potential to contain evidence of 19th century and early Twentieth century structures, fence posts and remains may be limited.

Criteria f)

Rarity

Waterfall Cottage is certainly 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. Fernbrook at Kurrajong Heights is a comparable property in the Sydney basin, but few others exist in Pittwater or NSW at this scale, level of diversity and standard of maintenance.

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.

Criteria g)

Representative

Waterfall Cottage is a fine representative example of a late Twentieth century large private ornamental pleasure garden, incorporating elements of the Nineteenth century wild garden, Twentieth century woodland gardens, and a late Twentieth century fashion for warm-temperate and rainforest species.

It is also representative of the mid-late Twentieth century phenomena of permanent suburban settlement of the Bayview and Pittwater area, reflecting improved transport links, affluence and subdivision, the building of more permanent homes, some large, with elaborate gardens, as secluded retreats from the city, and a desire for a more 'natural' and tranquil, style of living, closer to nature.

Waterfall Cottage's bushland is representative of the Hawkesbury Sandstone country of the Pittwater district in terms of escarpment and foot slope-related rainforest and dry sclerophyll woodland species of flora and fauna.

Integrity/Intactness

Waterfall Cottage is an evolving creation, which is in terms of its major structures, plantings and artworks, is maintained to a high level, with some minor, but no noxious weeds. Natural threats such as bush fires, scouring and erosion by waterfall and stream swells and storm damage have been weathered and the garden has been adapted over time, to sit lightly in its setting, both native and exotic species of plants, birds and animals co-existing. Some native plants predate 1900 and some exotic plantings predate the 1950s.

Owners

| Records Retrieved: 0 | | |
|----------------------|----------------------|------------------------|
| Organisation | Stakeholder Category | Date Ownership Updated |
| No Results Found | | |

Description

| Designer | Builder/Maker |
|--|---|
| (House) Drew Dickson (architect) and (Garden) Jeanne Villani (owner) | (House) Touchwood Constructions, Wayne Schonell (stone mason); (Garden) various |

Physical Description**Updated**

Bush block on eroded Hawkesbury Sandstone escarpment above Bayview, crossed by a creek with a waterfall after rain, half is covered by remnant/regrowth bush, half is cleared and cultivated garden.

The southern-central parts of the property contain a number of structures including a two storey house faced in sandstone and framed in timber, with slate veranda to the east and south, a shed, gravel driveway and turning circle, diverse garden terracing in dry stone/cemented sandstone blocks, concrete and stone edged ornamental ponds above and below the house, two timber and wire mesh aviaries, diverse walking tracks, log steps up steep sections, four timber boardwalk bridges over the creek, a timber gazebo, sandstone sculpture and artworks throughout the garden including a number of carvings in sandstone, timber, steel and ceramic works, a steel and clay sculpture of a reclining woman and grassed areas.

Over half of the eight acres is relatively intact native bush, much of it from 10-15m tall owing to the south-south-east aspect and relatively sheltered microclimate. This contains a representative sample of typically diverse northern Sydney Hawkesbury Sandstone flora including mixed dry sclerophyll woodland on higher ground and open forest on lower hill-slopes and creek lines where shelter is greater. Canopy species are dominated by trees such as ironbarks (*Eucalyptus* sp.), red bloodwood *E.gummifera*, Sydney peppermint (*E.piperita*), wattles (*Acacia* spp., eg: *A.longissima*). Higher sections and the creek-line to the north have many smooth-barked apples/Sydney red gums (*Angophora costata*).

While some large stumps evidence past timber cutting, many mature specimens and regrowth species remain, which reflect the original canopy prior to Nineteenth century European clearing including: Sally wattle/white Sally (*Acacia floribunda*), rough barked apple (*Angophora floribunda*), swamp mahogany (*E.robusta*)(pre-settlement this species probably occurred throughout low-lying lands of Bayview but it is now locally rare (Benson & Howell, 1995, p.134)), bangalay/southern mahogany (*Eucalyptus botryoides*), grey ironbark (*E.paniculata*), grey gum (*E.punctata*) and turpentine (*Syncarpia glomulifera*).

A dominant understorey species (some growing to great heights given the level of shelter) is forest oak (*Allocasuarina torulosa*). Concentrated along the creek line and smaller water courses are many temperate rainforest species such as large sandpaper figs (*Ficus coronata*), cheese trees (*Glochidion ferdinandii*), tall mature cabbage palms (*Livistona australis*), bolwarra (*Eupomatia laurina*), lilly pillies (*Acmena smithii*), black wattles (*Callicoma serratifolia*) and many coachwoods (*Ceratopetalum apetalum*). Other understorey species include hop bush (*Dodonaea triquetra*), starbush, (*Asterolasia correifolia*), flannel leaf (*Asterotricha floccosa*), bastard rosewood (*Synoum glandulosum*), blueberry ash (*Elaeocarpus reticulatus*), hairy clerodendron, (*C.tomentosum*), mock olive (*Notolaea longifolia*), *Wilkiea huegeliana*, *Breynia oblongifolia*, tree ferns (*Cyathea* sp.), bleeding heart (*Omolanthus populnifolius*), sedge (*Gahnia sieberana*), settler's flax (*Gymnostachys anceps*), silky pincushion bush (*Hakea sericea*) and yellow pittosporum (*P.revolutum*). A number of bird's nest ferns (*Asplenium australasicum*) are self sown and many have reached great size, growing both on rocks and tree trunks. In places fairly dense understorey shrub species predominate such as yellow pea-flowered *Oxylobium ilicifolium*, *Maytenus silvestris*, elderberry panax (*Polyscias sambucifolia*), mint bush (*Prostanthera denticulata*), daisy bush (*Olearia tomentosa*), yellow-flowered *Goodenia* sp. and pink flowered *Boronia mollis*. Shrubs and trees are often covered with lianas such as dodder (*Cuscuta* sp.), love creeper (*Comosperma volubi*), *Glycine clandestina*, *Dioscorea transversa*, old man's beard/traveller's joy (*Clematis aristata*), *Passiflora cinnabarina*, wonga wonga vine (*Pandorea pandorana*) and sweet sarsaparilla (*Smilax glycyphylla*).

Ground covers include *Viola sieberiana* and orchids include *Acianthus cordatus* (syn. *Cyrtostylis*), nodding greenhood (*Pterostylis nodosa*), *Cyparis reflexa* and helmet orchids (*Chiloglottis*). Many rare and unusual Sydney Basin and Pittwater species occur here, including locally uncommon *Bertya brownii*. With the nearby Katandra Bushland Sanctuary's population, these form the southern-most known distribution of this species in Australia (Nan Townsend & Royal Botanic Gardens, Sydney).

Other unusual species are native hydrangea (*Abrophyllum ornans*), murrogon (*Cryptocarya microneura*), scrub turpentine (*Rhodamnia rubescens*), weeping geebung (*Persoonia linearis*), wide leaved geebung (*P.levis*), black boys/grass trees (*Xanthorrhoea arborea*).

The property shares many of the species found in the nearby Katandra Bushland sanctuary, located to the south on Lane Cove Road. Swamp mahogany (*E.robusta*) occurs here, once common on Northern Beaches' swamplands but now locally rare. There are several of the small rainforest tree *Acronychia oblongifolia*, heath tree (*Trochocarpa nerina*), hard corkwood (*Endiandra sieberi*), and *Monotoca elliptica*. As well as a limited number of introduced birds and animals (eg: rats and foxes) a large number of native bird and animal species inhabit and frequent the bushland and garden. Fauna species include wallabies, echidna, brush tail possums, ring tail possums, bandicoots, Eastern water dragons, brush turkeys and pythons.

Native bird species include: black ducks, bronze wing cuckoos, brown goshawks, brown pigeons, brush turkeys, bulbuls, channel bill cuckoos, cormorants, coucal pheasants, currawongs, dollar birds, doves, Eastern spinebills, firetail finches, golden whistlers, grey goshawks, king parrots, koels, kookaburras, Leewin's honeyeaters, lyre birds, magpies, noisy mynahs, powerful owls, rainbow lorikeets, ring neck pigeons, Southern yellow robins, spangled drongos, spotted pardalotes, top knot pigeons, variegated wrens, wagtails, wattle birds, weebills, whip birds and white headed pigeons.

The garden contains a range of plantings in generally 'natural' or informal woodland character, comprising a rich mixture of native and exotic plants, and many rare species in cultivation, in Sydney and in Australia. A dominant feature are the three clumps of giant bamboo, (*Bambusa balcooa*) two of which have been allowed to reach considerable proportions, and dominate the inner garden area east of the house (the third which formerly dominated the western end of the driveway and turning circle area, was decimated by the 2005 fallen

Angophora costata).

Predominant are subtropical and temperate rainforest tree species (eg. (not locally) native frangipani (*Hymenosporum flavum*), Illawarra flame tree (*Brachychiton acerifolius*), two red cedars (*Toona ciliata*) also by the front lawn, silky oak (*Grevillea robusta*), Bunya pine, subtropical and temperate shrubs, herbaceous plants and ground-covers). Herbaceous plants of the ginger family (*Zinziberaceae*) are a feature, along with crepe myrtle trees (*Lagerstroemia indica*), *Plectranthus* spp., *Hydrangea* spp., azaleas, *Camellia*, *Fuchsia* spp., *Tibouchina*, *Lochroma cyaneum*, *Mackaya bella*, *Salvia* spp. And many others. Mass plantings of bulbs, winter roses (*Helleborus* spp.), orchids, *Iris*, *liliums*, daisies, kaffir lilies (*Clivia* spp.), *begonias*, Nile lilies (*Agapanthus orientalis*) etc. Cover the ground in swathes.

Climbing plants also feature, such as the spectacular purple bract-flowered *Bougainvillea* sp. Covering both a pergola in the northern garden and a mature eucalypt tree near the dove enclosure, mauve Chinese *Wisteria sinensis*, (white) moon flower (*Ipomea alba*) on the gateway at the inner garden entry and over the balcony of the main bedroom, white-trumpeted Mexican *Beaumontia grandiflora* on another large eucalypt, sky flower (*Thunbergia grandiflora*) and Rangoon creeper outside the kitchen (*T.mysorensis*).

Physical Condition

Updated 10/03/2012

The property is in good condition, with a highly cared for garden, regenerating bushland and a low weed count, in number of species and prevalence. Its structures and artworks are in good condition. The archaeological potential on the property may be moderate to high, in terms of evidence of Aboriginal use or occupation, evidence of 19th century European farm fencing, post holes from structures, stumps from early plantings from the 19th and early 20th centuries. The 1950s shed and house footings may survive on site (the latter was on the same site as the current house, so any subsurface remains would depend on the amount of site excavation and type of footings created for the 1989 house).

Modifications And Dates

1853: gazettal of Dugald McPherson's land grant (majority of Waterfall Cottage's land).

Circa 1939-45: tank trail built across property to gun emplacement on hill to north.

1940s: free-standing pole frame/corrugated iron shed structure built on site- date of demolition unknown.

Circa 1950s: shed near entry gates/drive built (still extant).

1953: three bedroom single storey fibro cement house built. Lawn and garden around house and along driveway was made from 1953 onwards.

Circa 1974-82: pond built in front of house, Cocos Island palms (*Syragus romanzoffianum*), and bangalow/piccabeen palms (*Archontophoenix cunninghamiana*) planted (former since removed).

Circa 1970s: one bridge built, east of (below) the house and giant bamboo.

1983: pond behind house extended.

Post 1984: path system laid out through garden.

Post 1986: two bird cages built (pigeons, quail), gazebo, steps, three more bridges added.

1988 1953: house modified after stormwater undermined part of it.

1988/1989: 1953 house demolished, and the new stone and timber two storey house built.

2003: a bore was sunk in the garden for water supply, in response to prolonged drought.

2004: water tanks were installed.

2005: Lily, sculpture created of clay on steel rod frame, planted with ground covers, moss.

31 May 2005: large *Angophora costata* collapsed over cliff, taking out a giant bamboo garden on hillside southwest of driveway/turning circle re-landscaped with sandstone terracing, new planting, power line under-grounded to house, *Wisteria* chain 'arch' removed.

2006: new dry stone walling and sandstone steps added and plantings of sun-loving species in the 'hole' left by the fallen *Angophora* and giant bamboo south of the house.

Further Comments

Since 1994, Mrs Villani has opened Waterfall Cottage to the public several times a year, under the Australian Open Garden Scheme, donating proceeds to garden improvements. This has resulted in the garden becoming well known and loved, with many people returning regularly in different seasons, over some years, and visitors and enquiries from interstate and overseas.

Current Use

Residential

Former Use

Residence, Farm

Listings

Listings

| Records Retrieved: 1 | | | | | |
|--------------------------|---|----------------|--------------------------|----------------|--------------|
| Heritage Listing | Listing Title | Listing Number | Gazette Date | Gazette Number | Gazette Page |
| Local Environmental Plan | Pittwater Local Environmental Plan 2014 | 2270402 | 1/22/2016 12:00:00 AM | | |

Procedures/Exemptions

| Records Retrieved: 0 | | | | | |
|----------------------|-------------|-------|----------|-------------|---------|
| Section of Act | Description | Title | Comments | Action Date | Outcome |
| No Results Found | | | | | |

History

Historical Notes or Provenance

Updated

The following text is an extract from the Nomination Form received for the Pittwater Community Based Heritage Study 2012, which was largely based on Villani, and Read (2006):

Governor Phillip came to the Pittwater area in 1788 while on a short journey of exploration from Manly, and Captain John Hunter prepared a map in 1792 showing the outlines of bays and inlets. Phillip was very impressed with the whole area. Writing in his journal, 'immediately around the headland is the finest piece of water I ever saw and which I honoured with the name Pitt Water, after then prime minister of England, William Pitt. By 1792 William Dawes had walked from Manly to Barrenjoey and subsequently produced a map marking the land above Careel Bay as good pasture for sheep.

The European settlement of Pittwater was slow to develop, and began in the 1820s. By 1822 the first road from Manly to Sydney via Pittwater existed. One of the first settlers was Peter Patullo, who built a house on the present Bayview Golf Links, on Pittwater and Cabbage Tree Roads. The early settlers were mostly farmers and orchardists (Pollen, 1996). Early activities up to the latter half of the 19th century were largely agricultural, and to a lesser extent, industrial, including ship building, salt extraction and fishing.

The area was remote from Sydney, and in this period, access was difficult, and inhabitants looked towards the Hawkesbury River as a trade route rather than to Sydney. Barrenjoey became the major port for Green Hills (Windsor). For these reasons initial grants and rural settlements were concentrated in the northern part of the Barrenjoey Peninsula and on the more productive soils of the lower slopes of the Pittwater foreshores to the south. In the mid 19th century a Customs Station was established at Barrenjoey Head (to control smuggling which was rife on Hawkesbury River trade). (Barrenjoey Peninsula & Pittwater Heritage Study, 1989).

Robert McIntosh was granted 200 acres in 1832, and began cultivation there, but the Shaw and Oliver families were more prominent. They were involved in the timber trade and built ships to carry shingles to Sydney (probably of forest oak (*Allocasuarina torulosa*)(Read, 2006)) (Pollen, 1996).

Waterfall Cottage's land was once part of two Nineteenth century 100 acre land grants, to David Moore and Dugald McPherson. These were adjoining grants running eastwest, north of Cabbage Tree Road. Moore's land was roughly triangular and north of McPherson's, which was roughly rectangular (map of Pittwater, undated, in Roberts, J. (ed.)). The majority of Waterfall Cottage's land falls within McPherson's grant of 100 acres. This grant was gazetted on 15 November 1853. It was crossed by a creek running from the northwest to the southeast in direction. The grant straddled both sides (ie. lay to the north and northwest and a small portion lay to the southeast) of Cabbage Tree Road, the majority lying to the north and northeast (ie. Where Waterfall Cottage is now, in the western 'end' of the original grant). Of the northwestern portion, 25 acres in its east now comprises the existing 4th-7th holes of Bayview Golf Course (Bayview Golf Club, 1998).

Between 1840 and 1863 it is claimed that the number of families living in the Pittwater district actually declined from 20 to eight. Land use changed from wheat and oat farming to grazing and dairying. In 1861, Newport and Barrenjoey Road was gazetted as was a slightly modified form of the original 1822 road. In 1870, Pittwater Road was surveyed and in 1877 the road from Mona Vale to Church Point, Barrenjoey and Bayview Roads were all surveyed. In 1879, Charles Jenneret, who owned the Parramatta & River Steamers Co., extended his services, and a pier was built at Newport, the area's first public transport. A telegraph line to Castle Hill opened in 1870. Otherwise a trip to Sydney took two days return on horseback, for the casual traveller. (Barrenjoey Peninsula & Pittwater Heritage Study, 1989).

*[This latter land was purchased by Walter Baker, a retired farmer of Manly in May 1928, who transferred it to Alfred Walter Pearce, tobacconist on June 20, 1932. It then passed to Francis Nugent, electrician on September 2, 1932 and subsequently to John Orr on August 30, 1933. Orr then leased it to the Harry Cochrane Scott, golf professional and Owen Fenner Clayton, salesman, both of Bayview. These two gentlemen had leased land on the south-east of Cabbage Tree Road. Christina Denison Orr inherited her husband's land in November 1941 and it was eventually purchased by the Bayview Golf Club in 1967].
(all the above from Chapter 2 - the land owners, in Bayview Golf Club, 1998).

Moore's 100 acre grant lay contiguous to and to the north of McPherson's, and had the source of the same creek that crossed the latter land (running almost due north-south), and a branch of that creek running from what appears closer to due west to the east, joining the other fork close to Moore's grant's southern boundary.

The following relates to golf course lands downhill, and the land north of Waterfall Cottage's land, adjoining Moore's grant to the north.

The land downhill from Waterfall Cottage, now the site of Bayview Golf Course, was once a low lying marsh called 'Winnererremy Swamp', which is clearly marked on some of the oldest maps of the Pittwater area. Water drained into this swamp from the surrounding hillsides including the area called 'Cabbage Tree Flat' (where the current 7th hole of the Golf Course is). The swamp flowed into Pittwater through a meandering mangrove lined channel called the 'Newport Maze' on the eastern side of Pittwater Road, a favourite fishing spot for locals.

George McIntosh who owned the swamp area was grandson of Robert McIntosh Snr. The latter had arrived in Port Jackson on the 'Windham' in February 1814, attached to the 46th regiment as bandmaster and had been promoted to sergeant in May 1814. When the regiment was posted to India he decided to stay in Australia, and on 1 October 1817, purchased 200 acres of land at Bayview (to the north of Moore's 100 acre grant, running north to Pittwater (east of Church Point)). He died in 1829. His son and heir, Robert. Jnr., also had landholdings in Pittwater (these appear to be at the Basin/Coaster's Retreat, west of Robert. Snr.'s near Church Point, and two lots including one of 100 acres due south of McPherson's grant ie. South of Cabbage Tree Road opposite the current Waterfall Cottage property).

Robert. Jnr.'s son George, born 14 June 1833 became a clergyman and lived at Narrabeen. He purchased the Winnererremy Swamp on 27 November, 1874. Most of the land in Pittwater had already been granted and settled many years earlier. He held the land only 19 months before transferring it to Robert McIntosh (it is not recorded whether this was his son or brother). The 42 acres 2 roods of swamp stayed in the McIntosh family and on the death of Robert Edward McIntosh in January 1908, it was inherited by Grace Jane and Edward Donald McIntosh.

John Orr, sheep farmer of Mona Vale became owner of the swamp in 1924, and on May 9 1933 he leased it to Scott and Clayton.

The largest grant in the Bayview area, 700 acres (where the current Mona Vale township now lies, and running from Bungan Beach in the east to Pittwater in the west) was to Robert Campbell Jnr. In 1819. Campbell had arrived in Sydney in 1806 to work with his uncle, Robert. Snr.. He became an important merchant, entrepreneur and pastoralist. Governor Macquarie promised him a grant of 700 acres at Bungin Bungin which was surveyed in May 1814. This land became known as Kilmain Farm and passed to D'Arcy Wentworth c.1822.

Wentworth was a medical practitioner and public servant, who arrived in Sydney on the 'Neptune' in 1790. He became superintendent of convicts for Norfolk Island and was also surgeon in the hospital there. He gained enough support to become Chief Police Magistrate in Sydney by 1810. In 1816, he was instrumental in establishing the Bank of NSW and became the wealthiest man in the colony by his death in 1827. Wentworth's Kilmain farm was rented to Martin Burke, an Irishman, transported for his part in the Irish uprising in the late 18th century, and granted land in Newport in 1821. Burke farmed Kilman and produced high quality butter for the Sydney market from c.1821.

Along with farming, during the mid 19th Century the Bayview and Pittwater was rife with bush rangers, cattle stealing, illicit stills, smuggling, feuds and murder (Bayview Golf Club, 1998).

The second phase of Pittwater settlement began in the 1880s as public transport was extended as far as Narrabeen by tram, and coach access to Pittwater was made easier. The name Bayview was officially recognised on 21 August 1882, when a post office was opened in the Collins residence and farm. The suburb took the post office's name. Around 1900, a brick works operated in Bayview, and in 1901 the Bayview Wharf was built (Pollen, 1996).

The Bayview estate was surveyed in 1883 (for villas). In 1901, a wharf was built at Bayview near the post office. Small villages began to emerge at Newport and Mona Vale and facilities to serve the leisure pursuits of a growing population to the south were slowly expanded. Nevertheless, the area was still considered to be far removed from Sydney up to the early 20th century. The perceived remoteness, combined with the area's unmistakable natural attractions prompted real estate entrepreneurs to acquire land, subdivide and offer sites for those who could afford the time and money to enjoy leisure away from the city in a beautiful, health-giving and relaxing environment. The new owners of land on the peninsula were wealthy: old families and professional people, doctors, lawyers and semi-retired businessmen.

Between 1914 and 1920, most of the choice land in the peninsula was auctioned. In 1918, land at Bayview was sold. Palm Beach was the real estate focus immediately prior to World War 1, then Newport, Mona Vale and later Clareville. The earliest developments tended to be oriented towards Pittwater, and later with relaxation of public attitudes to sea bathing, formerly thought immoral, the ocean beaches became more popular, leading to more development on the eastern side of the peninsula. The establishment of surf clubs in the 1920s and 1930s was an important development in the area's evolution, and it became a popular resort and holiday destination for all economic classes.

After the 1920s, cars became more available and a new phase of development followed as more people could access the area, albeit the more affluent. Weekend and holiday homes were increasingly built, many grand, up until after the Second World War.

In the 1940s and 1950s, wider car ownership and rapid road construction, and an attitude that this area could take some of Sydney's growth led to dramatic (and permanent suburban) residential development in the area. Earlier subdivisions were broken up and served by more permanent roads, extending up the slopes above Pittwater and the beaches, and onto the coastal headlands.

Recreational facilities such as bowling clubs, surf clubs, yacht clubs were opened up in the area. In the 1960s suburban development spread across Bilgola and Bayview plateaus. The Warringah Expressway was commenced in 1965, greatly improving speed of car access. A bus depot opened at Mona Vale in 1970, and by 1955 regular ferry services were established around the peninsula. Only in the 1970s were measures taken to protect the natural character of the area and any surviving items reflecting earlier periods. The declaration of Kuring-gai National Park in 1894 protected the western shore of Pittwater, slopes and escarpments beyond (Barrenjoey Peninsula & Pittwater Heritage Study, 1989).

Little is known about the history of Moore and McPherson land grants use in the late Nineteenth and early Twentieth centuries. The predominance of poor, sandy soils on the sandstone landscapes and the low-lying poorly drained estuarine flats meant that the Warringah area held little potential to early colonists who were seeking agricultural lands. There was little development in the area in the 19th century, apart from market gardens and poultry farms in places such as Mona Vale (Benson & Howell, 1995, p.134).

In c.1939-45, a tank trail was built across the property to a gun emplacement on the hill to the northeast. A medium machine gun emplacement was at the Sheoaks site (near Bayview wharf), part of a lightly defended zone that extended up the hill to include the crest (now at the end of Kara Crescent) (north-east of Waterfall Cottage's land). Potential surf-beach landings were guarded against by an anti-tank ditch excavated across the base of the peninsula, and barbed wire placed on the beaches. A coast artillery battery was established at West Head (AHMS, 2004, pp.21-2).

Photographs apparently taken in 1943 on Waterfall Cottage's land show two men, a woman and a youth digging post holes, erecting round posts, and a form of semi-open-sided free-standing shed structure, with a pole frame and corrugated iron roof. These were provided to Mrs Villani (current owner of the house, 2014) by a woman called Vuna (a Fijian name), who had lived here and helped build this structure. The amount of sun showing in the photographs indicates that part of the property was cleared land with few trees. One photo shows tree trunks with a seating area and 'table' under them, appearing to be ironbarks (the date of its clearing is not known).

In 1953, the shed near the entry gates/drive and a three bedroom single storey fibro cement house were built for George Gristock and his wife. A lawn and garden around the house and along the driveway were made from 1953 onwards.

In 1974, Neville Baggott bought the property for \$82,000. Circa 1974-82, a pond was built in front of the house by then owner Neville Baggott, who also planted Cocos Island palms (*Syragus romanzoffianum*), and bangalow/picabeen palms (*Archontophoenix cunninghamiana*) to 'pretty up' the property for sale. Circa 1982 there was one bridge existing, east of (below) the house and giant bamboo clump.

Jeanne Villani bought the property in December 1982 for \$317,000, in conjunction with Tom Baxter. At that time the only 'garden' on the property was a modest area with lawn around the 1953 house, and more lawn along the driveway. Some stone edged beds adjoined the existing shed near the gate, and the rest of the property was full of low scrub growth, much of it a mass of lantana (*L.camara*), a weedy exotic large shrub.

There had been an impressive garden here in the past, and slow removal of the lantana and other weeds revealed various stone walls, flights of steps, camellias, abelias, hibiscus and hydrangea bushes. Two pink crepe myrtles (*Lagerstroemia indica*) east of the front door existed though they were smaller than today. These possibly date to c.1953 and the construction of the house. The *Wisteria sinensis* vine east of the house was there, although not its chain 'arch' over the turning circle, which was added by Mrs Villani, training the vine in time over it and the turning circle. One *Jacaranda* (*J. mimosifolia*) north of the turning circle (the others have seeded since) and the pink *Rondeletia amoena* on the bank west of the turning circle were there in 1982. The bank west of the house was covered in bracken ferns, *Cissus* vine, cheese trees (*Glochidion ferdinandii*), and scrubby weeds. This was cleared by Ken Le Nel, a co-tenant between 1983-4.

The three clumps of giant bamboo (*Bambusa balcooa*) existed in 1982 but were much smaller than today, suggesting they may have been planted in the 1970s, perhaps earlier, with dead canes having been removed regularly (they could be from the 1950s onwards, possibly planted as shelter belts). The area has had a number of market gardens and orchards in similar situations up valley bases, and giant bamboo at earlier times was favoured for rapid wind breaks. It is just as the bamboo was not planted but may have been accidental 'escapes' from rubbish piles/ clean ups elsewhere.

Much work was undertaken to clear the lantana, suckering banana clumps and other weeds (*Lilium longifolium*) and to make more suitable plantings. Giant Danubian reed (*Arundo donax*), lined the creek and was also removed. Mr Ireland planted a number of plants, many of which have since been removed, such as Cocos Island palms, a Macadamia and a black bamboo. An orchid tree (*Bauhinia speciosa*) planted by him survives, east of the house on a bank. The Local Bush Fire brigade burned off the bank (south and west of the house/below or east of the house). Large amounts of rubbish which had been dumped down the creek/banks were removed, including discovery of a car hulk (which is still there, covered up), a huge effort of work on both north and south creek banks.

In 1982, the pond to the rear (west) of the house was extended, and a new feeder channel to a smaller pond and overflow was built, as well as the one in the front (east). These two sit below the waterfall. A lot of the land east of the house was pre-existing fill in 1982. Two bird cages were built, one behind the house for pigeons, the other north of the creek for quail. The bunya pine (*Araucaria bidwillii*) beside the front lawn/drive was a small seedling in 1982.

The path system around the enlarged garden was laid out by Tony Seager after 1984. The Second World War tank track across the creek through the bush was kept and forms the main path through the garden still. Another grassed area was added north of the creek, and side paths with steps on steep sections were made. Ken Le Nel lived here from 1983-4, with Mrs Villani living in Cammeray until June 1986, and visiting on weekends. On 17 January 1985, the property was transferred totally to the ownership of Mrs Villani. In 1986 Mrs Villani moved into the old house on the property.

Mick Leslie built the aviaries, gazebo, carvings around the garden and added three more timber bridges over the creek from 1986.

In April 1988, the house was modified after stormwater had undermined part of it. The same water pipe had supplied the property and its uphill neighbour. Once the neighbour stopped using this supply, the change in pressure and leaks appear to have caused the undermining of the house. From 1 November 1988 until August 1989, the fibro house was demolished, and the current stone and timber two storey house was built by Touchwood Constructions, with Wayne Schonell and three other stone masons, to a design of Drew Dickson and Mrs Villani. Details were based on favourite other houses, such as Elizabeth Farm in Parramatta, a house in Penshurst Street, Willoughby and an old house on the Old Northern Road, Dural. The first stone was laid on Mrs Villani's birthday, 3 March 1989. All stone was dressed on site. Mrs Villani lived on site in a builder's shed while the new house was built. Mesh fences were erected around the shed, and the site of the new house, to protect the garden during construction.

The garden's development has been mostly trial and error to find out what will survive grazing and trampling by wallabies, possums, echidna, lyre birds, brush turkeys and bandicoots, and what will grow well in a predominantly shady garden. The style of the garden could be called informal or 'natural' woodland, as though plants had always been there. Mass plantings of shrubs, bulbs, perennials such as winter roses, *Plectranthus*, *Salvia*, orchids, *Iris*, lilies, daisies, kaffir lilies, Nile lilies, climbers etc give a soft, informal effect of exotics integrated into the rainforest, an overall feeling of tranquillity and seclusion, which is a feature. Mrs Villani's taste for collecting rare or 'new' plants has led to a considerable enrichment of the garden, something becoming increasingly evident with time. Mrs Villani's generosity in sharing the garden has been marked, and ongoing, leading to a degree of attachment by the local community, within the Sydney region and Australia, and a number of overseas visitors. A number of Food & Wine Appreciation Society events were held on the property from 1982 onwards, in marquees erected over the driveway and lawn.

Entertaining continues to be a strong part of the property's use and enjoyment. Along with its regular opening to the public under the Australian Open Garden Scheme since 1994, the garden has become well known and popular, attracting the general public, many social groups, garden clubs, as well as the Friends of the Royal Botanic Gardens Sydney and the Australian Garden History Society (whose national conference delegates (approximately 200) visited in October 2004. Along with Mrs Villani's development of a website on the property's evolution, photographs of what is flowering in the garden have led to a degree of social value expressed by the regular enthusiastic public response on open days, which attract around 500 visitors a day, four times a year. Problems with prolonged drought led to the sinking of a bore on the property in 2003 to improve water supply. In 2004, two water tanks were installed. Drought may be the reason for increased occurrence of native fauna in the garden, perhaps in response to reduced food in the bushland outside. Wallabies in particular, and brush turkeys, are proving a challenge, met with wire mesh rings with only some success.

In 2005, 'Lily', a 'mud maiden' inspired by a similar creation at the gardens of Heligan, Cornwall, UK, was created of clay on steel rod

frame, planted with groundcovers, moss by Belinda Villani, niece of Mrs Villani, and sculptor.

On 31 May 2005, a large Sydney red gum (*Angophora costata*) collapsed over the sandstone cliff south-west of the house, taking out most of a giant bamboo clump below it and devastating that part of the garden. Once the area was cleared, the garden on the hillside above the driveway/turning circle was re-landscaped by Mick Leslie and Leigh Stone-Herbert and others having made new sandstone terracing. New plantings of more sun-loving species were added. The former overhead power line was under-grounded to the house, and the former chain 'arch' over the turning circle (covered with a *Wisteria sinensis* vine) was removed, the vine was retrained to cover the gateway to the inner garden. Mrs Villani has established a charitable trust to manage the property's future.

Historic Themes

Records Retrieved: 3

| National Theme | State Theme | Local Theme |
|----------------|---------------------------------|-------------|
| 8. Culture | Creative endeavour | Unknown |
| 3. Economy | Forestry | Unknown |
| 1. Environment | Environment - naturally evolved | Unknown |

Recommended Management

Management Summary

Encourage owner to manage in accordance with best horticultural practice.

A Heritage Assessment and Heritage Impact Statement should be prepared for the site prior to any major works being undertaken.

Photographic archival recording in accordance with the NSW Heritage Office guidelines for photographic recording of heritage items using film or digital capture (2006) should be undertaken prior to any major works.

Management

Records Retrieved: 0

| Management Category | Management Name | Date Updated |
|---------------------|-----------------|--------------|
| No Results Found | | |

Report/Study

Heritage Studies

Records Retrieved: 1

| Report/Study Name | Report/Study Code | Report/Study Type | Report/Study Year | Organisation | Author |
|---|-------------------|-------------------|-------------------|--------------|--------------------|
| Pittwater Community Based Heritage Study Review | | | 2015 | | City Plan Heritage |

Reference & Internet Links

References

Records Retrieved: 12

| Type | Author | Year | Title | Link |
|------------|---|------|---|------|
| Written | Stuart Read | 2006 | Heritage Nomination | |
| Written | Archaeological & Heritage Management Solutions P/L, for Urban Traders P/L | 2004 | 1927-1931 Pittwater Road, Bayview: historical archaeological assessment & research design | |
| Written | Fairley, Alan | 2004 | Seldom Seen: rare plants of Greater Sydney | |
| Written | Robinson, Les | 2003 | Field Guide to the Native Plants of Sydney | |
| Electronic | Jeanne Villani | 2003 | The Waterfall Cottage in Bayview - Sydney Australia | |
| Written | Fairley, Alan | 2001 | Wildflowers of Sydney and adjoining areas | |
| Written | Hinkson, Melinda | 2001 | Aboriginal Sydney: a guide to important places of the past and present | |
| Written | Champion, Shelagh & George | 1997 | Manly, Warringah & Pittwater 1788-1850 | |
| Written | Pollon, Francis (compiler, editor) | 1996 | The Book of Sydney Suburbs (Bayview entry) | |
| Written | Roberts, Jan (ed.) | 1996 | Maybanke Anderson's Story of Pittwater: 1770-1920 | |
| Written | Benson, Doug & Howell, Jocelyn | 1995 | Taken for granted: the bushland of Sydney & its suburbs (Warringah section) | |
| Written | McDonald McPhee P/L & Craig Burton | 1989 | Barranjoey Peninsula & Pittwater Heritage Study | |

Data Source

The information for this entry comes from the following source:

| Data Source | Record Owner | Heritage Item ID |
|------------------|--------------------------|------------------|
| Local Government | Northern Beaches Council | 2270402 |

Every effort has been made to ensure that information contained in the State Heritage Inventory is correct. If you find any errors or omissions please send your comments to council@northernbeaches.nsw.gov.au

All information and pictures on this page are the copyright of the Heritage Division or respective copyright owners.