



Our Ref: DOC21/21237  
Your Ref: MOD2021/0024

Ms Lina Polito  
Development Assessment Officer  
Northern Beaches Council  
PO Box 82  
MANLY NSW 1655

By Email: lina.polito@northernbeaches.nsw.gov.au

Dear Lina

**HERITAGE COUNCIL OF NSW — AMENDED GENERAL TERMS OF APPROVAL  
SECTION 4.55 MODIFICATION TO INTEGRATED DEVELOPMENT APPLICATION**

---

**Site:** 1A Currawong Beach Currawong Beach  
*Currawong Workers' Holiday Camp* SHR No.01784

**Proposal:** Modification to DA N0281/17- Renovation of 3 cabins, games room & the construction of a path & retaining wall.

**S4.55 Application No:**s.4.55/2021/07, received 25 February 2021

**Additional information requested:** No

---

As delegate of the Heritage Council of NSW, I have considered the above modification to the integrated development application. In accordance with section 4.47 of the *Environmental Planning and Assessment Act 1979*, the following amended terms of approval are proposed to be granted (changes in ***bold italics***):

**APPROVED DEVELOPMENT**

1. Development must be in accordance with:
  - a. *Architectural drawings, prepared by Commercial Properties and Projects - Northern Beaches Council as listed below:*

Dwg No.	Title	Date	Rev
Pittwater State Park Currawong, Pittwater, NSW – cabins refurbishment project			
DA-LP01	Currawong Landscape Proposals	June 2017	B
DA02	Part site plan location photos and sediment control plan	July 2017	A
DA03	Development Application – Games Room Restoration	July 2017	A
DA04	'Games Room' building restoration details	July 2017	A
DA05	Development Applications – 'Blue Tongue' cabin no 8	July 2017	A
DA06	Development Applications – 'Blue Tongue' cabin no 8	July 2017	A
DA07	Development Application - 'Goanna' cabin no 2	July 2017	A

<i>DA10</i>	<i>Development Application – ‘Kookaburra’ cabin no 1</i>	<i>July 2017</i>	<i>A</i>
CP01	Part site plan	September 2016	A
2017-04-01	Currawong Beach – Proposed Footpath and Retaining Wall Works – Development Application Plan – Cover Sheet	9/6/17	A
2017-04-02	Currawong Beach – Proposed Footpath and Retaining Wall Works – Development Application Plan – General Notes	9/6/17	A
2017-04-03	Currawong Beach – Proposed Footpath and Retaining Wall Works – Development Application Plan – Design Plan	9/6/17	A
2017-04-04	Currawong Beach – Proposed Footpath and Retaining Wall Works – Development Application Plan – Design Plan	9/6/17	A
2017-04-05	Currawong Beach – Proposed Footpath and Retaining Wall Works – Development Application Plan – Retaining Wall Reconstruction	9/6/17	A
<b><i>DAS01</i></b>	<b><i>Site, Location aerial photo, construction, sediment control plan and site plan</i></b>	<b><i>Oct 2020</i></b>	<b><i>C</i></b>
<b><i>DAK01</i></b>	<b><i>S.4.55 Application – Kookaburra Cabin no. 1</i></b>	<b><i>Oct 2020</i></b>	<b><i>C</i></b>
<b><i>DAK02</i></b>	<b><i>S.4.55 Application – Kookaburra Cabin no. 1</i></b>	<b><i>Oct 2020</i></b>	

- b. *Statement of Heritage Impact – Currawong Games Room and Cabins 1, 2 and 8, prepared by Heritage Advisory Services, dated July 2017*
- c. *Statement of Environmental Effects – Renovation of three (3) cabins and the Games Room, and construction of a path at Currawong State Park, Pittwater, prepared by Gina Hay, dated July 2017.*
- d. Schedule of Finishes, unnamed, n.d.
- e. ***Heritage Impact Statement, Section 4.55 Amendment to the design of Cabin No. 1 Kookaburra, prepared by Urbis, dated 13 January 2021***
- f. ***Statement of Environmental Effects – Modification to development consent DA N0281/17, prepared by Gina Hay, undated.***

**EXCEPT AS AMENDED** by the following conditions of this approval:

#### **CONSERVATION APPROACH**

1. A cautious approach to change of fabric is to be employed at the Games Room. Sound fabric is to be conserved and only deteriorated fabric is to be replaced with suitable materials to match the existing. The nominated heritage consultant must be involved with the detailed design and oversee the conservation works. A completion report for the Games Room, detailing the changes to fabric and conservation works, must be submitted for assessment and approval to the Heritage Council of NSW (or delegate) prior to the issue of an Occupation Certificate.

*Reason: To achieve best practice conservation and accord with the principles of the Burra Charter (to remove as much as necessary but as little as possible) to retain significant fabric.*

## ~~ADDITIONAL INFORMATION~~

~~2. To enable a thorough heritage impact assessment of some aspects of the proposal, the following information is to be provided with the s60 application for assessment and approval by the Heritage Council of NSW (or their delegate):~~

~~a) Detailed information on the proposed vegetation removal to create an Asset Protection Zone.~~

~~Reason: The SEE refers to vegetation removal to provide an Asset Protection Zone to the rear of the cabins, however it is not included in the scope of works nor has any impact assessment been provided. The scope of works is to be clarified and details of these works provided accordingly.~~

~~b) Detailed information on the proposed changes to windows and doors to 'comply with BAL 12.5'.~~

~~Reason: It is understood that these modifications relate to bushfire safety, however without information about the required changes and exact details of what is proposed, a heritage impact assessment cannot be undertaken.~~

~~c) Detailed plans of the existing cabin and the proposed internal alterations to cabin 1 (Kookaburra), as well as justification and impact assessment of these works. Information on the proposed window screens and the areas of asbestos to be removed must be included.~~

~~Reason: The works shown on the plans do not entirely correspond with those listed in the Statement of Environmental Effects or those discussed in the Statement of Heritage Impact. The scope must be clearly defined and indicated on the plans.~~

~~d) Information on the proposed kitchen, window screens and the areas of asbestos to be removed pertaining to Cabin 2 and Blue Tongue (Cabin 8).~~

~~Reason: The works shown on the plans do not entirely correspond with those listed in the Statement of Environmental Effects or those discussed in the Statement of Heritage Impact. The scope must be clearly defined and indicated on the plans. It is noted that the kitchen fitouts are likely to be original and significant; consideration of minor change to achieve the desired amenity should be explored where possible.~~

~~e) Detail of the proposed colour palette including the blue external wall colour and the roof cladding colour.~~

~~Reason: Whilst the proposal for blue walls and a ark, recessive roof are generally supported, detail of the colours proposed must be submitted for approval.~~

~~f) Detail of the proposed relocation of heritage foundations and BBQ related to the construction of the new concrete pathway, including the new proposed location and photographs of the existing fabric.~~

~~Reason: No information or impact assessment has been provided for this work, nor are they identified in the scope of works.~~

## ~~MODIFICATIONS~~

~~3. The design of the Cabin 1 addition is to be refined to create a clear visual separation between the new and old.~~

~~Reason: Whilst the proposed addition is simple and modest, and respects the character of the cabin, it would alter the reading of the building as one of the Sectionit structures.~~

~~Consideration should be given to extending the glazed louvres from floor to ceiling on both sides of the addition, or an alternate means of creating a separation employed.~~

- ~~4. The louvres on the eastern elevation of the southern extension to Blue Tongue are to be extended from floor to ceiling.  
Reason: This glazed louvre is incompatible with the windows of the original dwelling. To remove this disharmony, the louvres should be extended from floor to ceiling which would have a secondary benefit of creating a clear visual separation between new and old.~~
- ~~5. The new windows, creation of the kitchen servery, and the demolition of the external WC to Cabin 2 are not approved.  
Reason: These works impact significant, original fabric and are not required to allow the ongoing use of the place as holiday accommodation.~~
- ~~6. The new western high window to Blue Tongue (Cabin 8) is not approved.  
Reason: This modification impacts significant, original fabric and is not required to allow the ongoing use of the place as holiday accommodation.~~
- ~~7. The 'visual separation' and gas BBQs are not approved.  
Reason: These works are shown on DWG No. DA-LP01, although they are not identified in the scope of works and no detailed information has been provided. Insufficient information has been provided to enable an impact assessment of these elements of the proposal, if in fact they are proposed.~~

#### **SPECIALIST TRADESPERSONS**

8. All work to significant fabric at Currawong Workers' Holiday Camp is to be carried out by suitably qualified tradespersons with practical experience in conservation and restoration of similar heritage items.  
*Reason: To ensure works are undertaken using appropriate construction methods and techniques pertinent to the place.*

#### **HERITAGE CONSULTANT**

9. 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 and must be satisfied that all work has been carried out in accordance with the conditions of this consent.  
*Reason: So that appropriate heritage advice is provided to support best practice conservation and ensure works are undertaken in accordance with this approval.*

#### **HERITAGE INTERPRETATION STRATEGY**

10. An Interpretation Strategy and Implementation Plan for Currawong Workers' Holiday Camp must be submitted for assessment and approval by the Heritage Council of NSW (or their delegate) with the s60 application. The approved interpretation is to be implemented prior to the issue of a Construction Certificate. The Interpretation Strategy and Implementation Plan must detail how information on the history and significance of Currawong Workers' Holiday Camp will be provided for the public, and must identify the types, locations, materials, colours, dimensions, fixings and text of interpretive devices that will be installed as part of this project.  
*Reason: Interpretation is an important part of every proposal for works at heritage places and should be clearly defined in an interpretation strategy to ensure that interpretation is cohesive and appropriate to convey the significance of the site.*

## **SITE PROTECTION**

11. Significant built and landscape elements are to be adequately protected during the works from potential damage. The nominated heritage consultant is to be involved in the determination of appropriate protection systems. Protection systems must ensure historic fabric is not damaged or removed.

*Reason: To ensure significant fabric and vegetation is protected during construction.*

## **PHOTOGRAPHIC ARCHIVAL RECORDING**

12. A photographic archival recording of Currawong Workers' Holiday Camp must be prepared prior to the commencement of works. The recording is capture the setting of the site, but focus on these elements that will be modified by the proposal. This recording must be in accordance with the NSW Heritage Division publications 'How to prepare archival records of heritage items' and 'Photographic Recording of Heritage Items using Film or Digital Capture'. The original copy of the archival record must be deposited with the Heritage Division, Office of Environment and Heritage, and an additional copy provided to Northern Beaches Council.

*Reason: To capture the condition and appearance of the place prior to, and during, modification.*

## **HISTORICAL ARCHAEOLOGY**

13. The applicant shall submit a baseline archaeological assessment prepared by a suitably qualified and experienced historical archaeologist. This assessment should identify whether relics of local or state significance may be harmed by this activity and whether appropriate mitigation measures or alteration of the design should occur based on the significance of the relics which may be present. This assessment shall be submitted prior to works commencing on site.

14. Following the receipt of the Archaeological Assessment, the Heritage Council of NSW or its delegate reserves the right to issue additional archaeological conditions to manage the archaeology. Matters such as (but not limited to) preparation of an archaeological excavation methodology and research design, fieldwork methodology, artefact analysis and final reporting may be included as part of these archaeological conditions.

*Reason: To appropriately manage archaeological resources.*

## **ABORIGINAL OBJECTS**

15. Should any Aboriginal 'objects' be uncovered by the work, excavation or disturbance of the area is to stop immediately and the Office of Environment & Heritage is to be informed in accordance with section 89A of the National Parks and Wildlife Act 1974 (as amended). Works affecting Aboriginal 'objects' on the site must not continue until the Office of Environment and Heritage has been informed. Aboriginal 'objects' must be managed in accordance with the National Parks and Wildlife Act 1974.

*Reason: This is a standard condition to identify to the applicant how to proceed if Aboriginal objects are unexpectedly identified during works.*

## **COMPLIANCE**

16. If requested, the applicant and nominated Heritage Consultant may be required to participate in audits of Heritage Council approvals to confirm compliance with conditions of consent.

*Reason: To ensure completion of the works in accordance with the approved plans and to improve the approvals process through a better understanding of the implementation of conditions of approval.*

**SECTION 65A APPLICATION**

**17. An application under section 65A of the Heritage Act 1977 must be submitted to and approved by the Delegate of the Heritage Council of NSW prior to work commencing.**

**Reason: To meet legislative requirements.**

**NOTE**

**Conditions 2 to 7 (shown struck through) are no longer relevant as they have been satisfied as part of the section 60 approval.**

**ADVICE**

Section 148 of the *Heritage Act 1977* allows people authorised by the Minister to enter and inspect, for the purposes of the Act, with respect to buildings, works, relics, moveable objects, places or items that is or contains an item of environmental heritage. Reasonable notice must be given for the inspection

If you have any questions regarding this s4.55 assessment for *Currawong Workers' Holiday Camp*, please contact Tempe Beaven, Senior Heritage Assessment Officer at the Heritage NSW, Community Engagement, Department of Premier and Cabinet, on 9873 8629 or [Tempe.Beaven@environment.nsw.gov.au](mailto:Tempe.Beaven@environment.nsw.gov.au).

Yours sincerely



04/03/2021

**Katrina Stankowski**

Senior Team Leader, Regional Heritage Assessments, North  
Heritage NSW, Community Engagement  
Department of Premier and Cabinet

**As Delegate of the Heritage Council of NSW**