

HERITAGE IMPACT STATEMENT

CURRAWONG WORKERS' HOLIDAY CAMP

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EXECUTIVE SUMMARY

Urbis has been engaged by Northern Beaches Council to prepare the following Heritage Impact Statement for the Currawong Workers' Holiday Camp.

The site is listed as an item of heritage significance under the NSW Heritage Act and the Pittwater Local Environment Plan (LEP) 2014. The statutory heritage listings as relating to the site are detailed in Section 5.1 and below.

- SHR01784 – “Currawong Workers' Holiday Camp”
- I2270517 – “Currawong Workers' Holiday Camp”
- C2 – “Currawong Heritage Conservation Area”

Alterations and additions to six of the holiday cabins located on Currawong Beach are proposed. Alterations include various modifications to the interior of the cabins and modest additions to accommodate contemporary bathrooms and larger verandahs. Associated landscaping is also proposed.

This report has been prepared to assess the potential impact of the proposed works on the items of heritage significance and the surrounding conservation area.

The local heritage item, “Midholme” (House) (I2270040) is also located within the broader Currawong subject site, however the subject works are proposed to the workers' cabins, and do not affect Midholme. An assessment of the proposed works in relation to their potential impact on Midholme House has therefore not been included.

The subject site has historic associations with the Labor Council of NSW (after 1949) and the worker's union, as the camp was a union-organised worker's holiday camp design for workers to get away. The various holiday cabins were constructed during the 1950s and have aesthetic significance due to their representation of standardised prefabricated housing units manufactured in Australia. In addition, the subject site also has an aesthetic significance due to its attractive, water's edge holiday and recreational cultural landscape. The relatively isolated location is surrounded by natural bushland which reinforces the sense of isolation of place, despite its relative proximity to the heavily settled residential areas of Palm Beach. However, the occupation and historic use of the site also contributes to the its significance. The pastoral and subsequent recreational character is defined by the salt marsh and open grassed flats and the various built forms, including “Midholme” and the collection of the cabins grouped informally in an enclosed bushland setting along a walking track on the rising slopes.

Overall, the proposal has been supported from a heritage perspective and will have no detrimental impact on the local and state heritage values of the place or the conservation area.

All development has responded to the heritage significance of the heritage conservation area and reflects the significant use, character and fabric of this conservation area. New additions are minor and are subservient in scale to the existing buildings and have been carefully sited to avoid visual impacts. There are no adverse impacts on the heritage conservation area as a result of the works. Similar works have already been approved to three cabins. These works were likewise assessed to have no adverse impacts and would improve the amenity and viability of the existing cabins to continue their significant use. It is noted that the overall conservation of the place is only achievable through the continued occupation and use of the buildings, which will be facilitated by these minor upgrades.

The proposed works are in keeping with the intent and policy of the current CMP. Replacement of existing materials with like materials will have no detrimental impact on the significance of the place.

It is proposed to retain one outhouse for cabin 3 (*Platypus*), the cabin graded as High Significance. This will assist to interpret the original arrangement for the remainder of the cottages. All of the other outhouses are proposed for replacement with new bathroom additions, in the same location to access existing services. The new bathroom additions will substantially improve the amenity for guests and will allow for the continued occupation of the place for tourism. Therefore, the removal and replacement of the majority of the outhouses is acceptable, as it allows for the longevity and conservation of the overall heritage significance of the place.

The design of the proposed alterations and additions respect the heritage significance of the cabins and their setting. This has been achieved through the siting, materiality and modest scale of the works proposed. The works will be clearly new and contemporary in design, but responsive to the character and materiality of the

main cabin buildings. The additions are lower than the ridgeline of the main cabins, with a low-pitched skillion roof. Sited to the rear, they minimise and mitigate visual impacts, ensuring that the additions are not apparent in primary views and vistas and do not alter the character of the place. The original principal form of the cabins remains able to be interpreted. Extension of the front decks will not alter the principal frontages of cabins to a noticeable degree and this will have a negligible impact.

Internal modifications are necessary for amenity and will only require removal of fabric of Low Significance and will have no adverse heritage impact.

The proposed works are supported from a heritage perspective and are recommended for approval subject to the following recommendation:

- A Heritage Architect should be appointed to work with the project team throughout the design development and construction phases to ensure appropriate resolution of details such as services, lighting, colours schemes and internal fixtures and fittings.

1. INTRODUCTION

1.1. BACKGROUND

Urbis has been engaged by Northern Beaches Council to prepare the following Heritage Impact Statement for the Currawong Workers' Holiday Camp.

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This report has been prepared to assess potential impacts of the proposed works on the items of heritage significance and the surrounding conservation area.

The local heritage item, “Midholme” (House)” (I2270040) is also located within the broader Currawong subject site, however the subject works are proposed to the workers' cabins, and do not affect Midholme. An assessment of the proposed works in relation to their potential impact on Midholme House has therefore not been included.

1.2. SITE LOCATION

The site is located at Currawong Beach on the western side of the body of water known as Pittwater. The site is legally identified as the following (Figure 1).

- Lot 1, DP 166328
- Lot 4, DP 978424
- Lot 10, DP 1092275
- Lot 1, DP 337208
- Lot 7316, DP 1169919

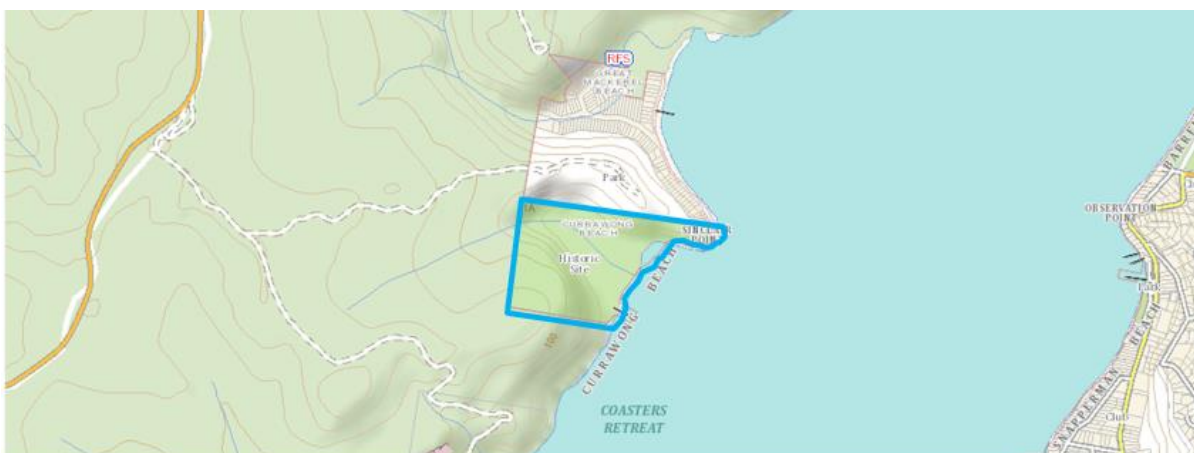


Figure 1 – Subject site location – indicated.

Source: SIX Maps 2019

1.3. METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Division guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter 1999* (revised 2013).

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the Pittwater Local Environmental Plan 2014 and the Pittwater Development Control Plan 2014.

1.4. AUTHOR IDENTIFICATION

The following report has been prepared by Bernice Phillips (Heritage Consultant) and Leonie Masson (Historian). Fiona Binns (Associate Director, Heritage) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

1.5. LIMITATIONS

Due to current occupancy, not all cabins were inspected internally. Photographs were taken of the exteriors of all subject cabins, however only two cabins were inspected internally. Urbis understands that the interiors of the cabins are directly comparable to those inspected.

This report pertains to the built heritage assessment of the place and impact assessment in relation to the proposal. It is beyond the scope of this report to provide comment on potential Aboriginal cultural heritage and archaeology, or historical archaeology.

1.6. THE PROPOSAL

Alterations and additions are proposed to six of the holiday cabins located on Currawong Beach. Alterations include various modifications to the interior of the cabins and modest additions to accommodate modern bathrooms and larger verandahs. Associated landscaping is also proposed.

The subject six cabins are identified as follows:

- 'Platypus' cabin no. 3
- 'Magpie' cabin no. 4
- 'Lorikeet' cabin no. 5.
- 'Wallaby' cabin no. 6.
- 'Possum' cabin no. 7.
- 'Echidna', cabin no. 8.

The works proposed for each cabin include the following:

- Demolition of the existing outhouses for five of the six cabins (outhouse for Platypus, Cabin 3 is proposed to be retained).
- Construction of a new bathroom addition to the rear of the cabins, in the general location of the demolished outhouses.
- Removal of the roof and building cladding and replacement with contemporary materials.
- Installation of individual water tanks for each cabin (including down pipes).
- Installation of bushfire mesh to the gutters, windows, doors and under the cabins.
- Extension of the decks for all cabins.
- New kitchen and bedroom fit outs.
- Partial demolition for new openings in the walls between the kitchen and entrance hall way.

- New openings into new bathrooms.
- Installation of a mounted clothes line on the proposed bathroom addition.

Proposed landscaping works include the following:

- Retain and make good existing sandstone flags.
- Extension and activation of BBQ areas, including making good the existing sandstone block BBQs, repaving and installation of woodstore boxes on each site.
- Paving the rear of the cabins (surrounding the proposed addition).
- Construction of low rise, sandstone retaining wall.
- Planting tube stock within semi-decomposed weed-free mulch.

These works are consistent with the works approved under application N0281/17. The continuation of these works will ensure the site as a whole has improved amenity and is able to continue in its holiday destination use, which is directly related to the significance of the place as outlined in Section 4.2.

We have been provided with the following drawing schedule and have relied on these drawings in our assessment herein.

Development Application - Architectural Drawings Schedule:-

Dwg DA00(A)	- Drawing register and General Notes
Dwg DAS01(A)	- Site Plan , Construction sediment control plan
Dwg DAPL01(A)	- 'Platypus' cabin no 3 (1:50 Floor Plan , Roof Plan , Sections and Elevations)
Dwg DAPL02(A)	- 'Platypus' cabin no 3 (1:50 Sections and Elevations)
Dwg DAM01(A)	- 'Magpie' cabin no 4 (1:50 Floor Plan , Roof Plan , Sections and Elevations)
Dwg DAM02(A)	- 'Magpie' cabin no 4 (1:50 Roof Plan , Sections and Elevations)
Dwg DAL01(A)	- 'Lorikeet' cabin no 5 (1:50 Floor Plan , Roof Plan , Sections and Elevations)
Dwg DAL02(A)	- 'Lorikeet' cabin no 5 -
Dwg DAW01(A)	- 'Wallaby' cabin no 6 (1:50 Floor Plan , Roof Plan , Sections and Elevations)
Dwg DAW02(A)	- 'Wallaby' cabin no 6 (1:50 Sections and Elevations)
Dwg DAPS01(A)	- 'Possum' cabin no 7 (1:50 Floor Plan , Roof Plan , Sections and Elevations)
Dwg DAPS02(A)	- 'Possum' cabin no 7 (1:50 Sections and Elevations)
Dwg DAE01(A)	- 'Echidna' cabin no 9 (1:50 Floor Plan , Roof Plan , Sections and Elevations)
Dwg DAE02(A)	- 'Echidna' cabin no 9 (1:50 Sections and Elevations)

Figure 2 – Drawing Schedule – dated February 2019, Revision A (DA Application).

Source: Northern Beaches Council, Development Application – Cover sheet and general notes.

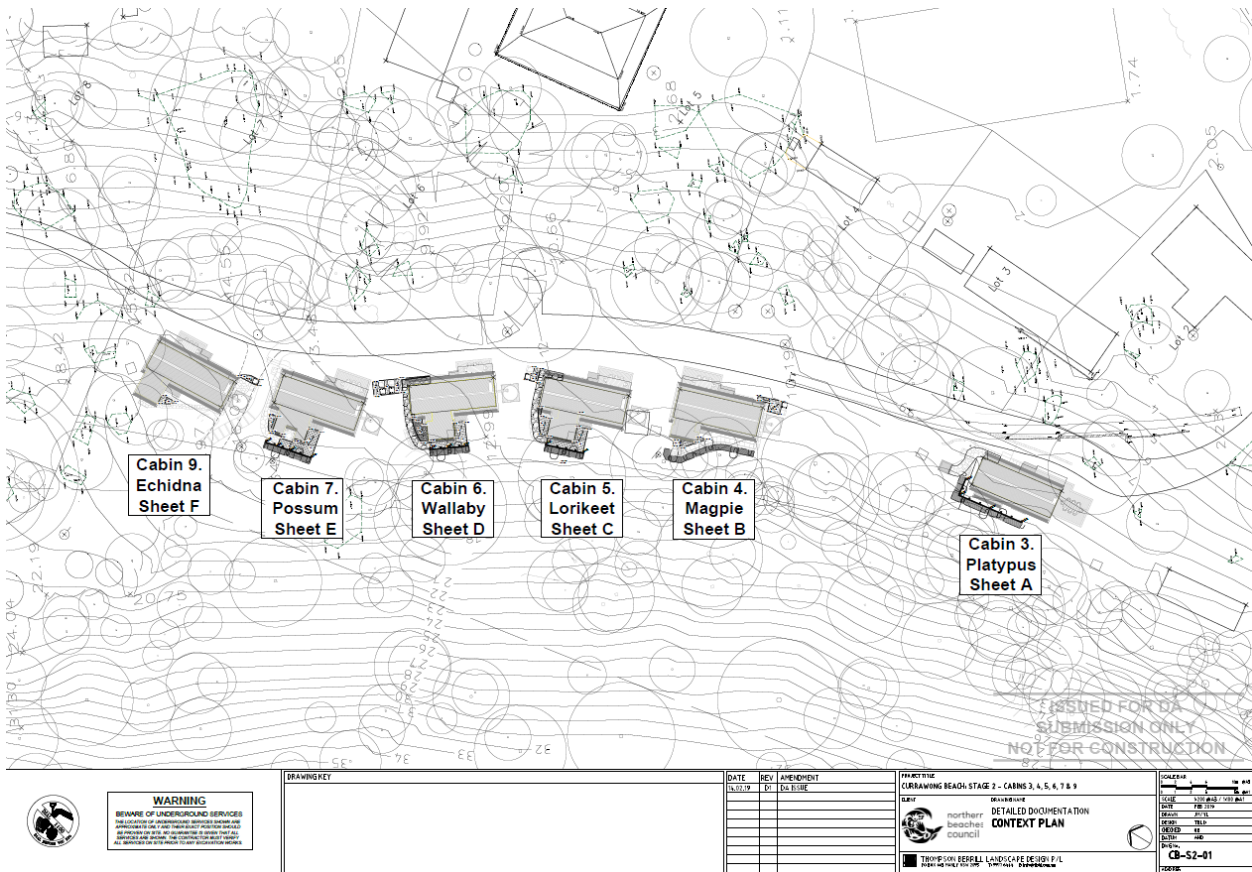


Figure 3 – Location and identification of the six subject cabins.

Source: Northern Beaches Council, Context Plan, CB-S2-01.

2. SITE DESCRIPTION

The following site description has been summarised from the Conservation Management Plan prepared for the Pittwater State Park (Currawong) by Graham Brooks and Associates, dated February 2015. Urbis inspected the site in 2018 and 2019, the latter in conjunction with the preparation of this report and the associated Section 60 Application. All site photographs shown below were taken by Urbis in 2018.

2.1. OVERALL DESCRIPTION

Formerly known as Little Mackerel Beach, the Currawong property comprises a total area of approximately 20 hectares, falling within the Northern Beaches Council Local Government Area. Currawong reflects the combination of natural and historic forces that have shaped its development.

The site consists of a stretch of sandy beach at the head of a small secluded valley characterised by a stretch of flat, grassed land edged by a creek. The whole is enclosed by the dramatic steep sandstone cliffs and escarpment of the surrounding Ku-ring-gai Chase National Park. The valley floor, behind the beach is formed around the flood plain of the creek that descends from the heights to the west, contains a tennis court, basic mini golf course and other modest recreational facilities, is edged to the south by “Midholme” — the early twentieth-century homestead, several small cottages, gardens, workshops, sheds and a jetty. The lower slopes of the escarpment, behind these cottages, contain a collection of nine small 1950s style fibro clad holiday cabins arranged along a bush track within a linear clearing set below tall eucalypts. A larger, more recent single-storey conference centre is set at the upper level of the cabins group.



Figure 4 – View of the wharf at Currawong beach.



Figure 5 – View north along the valley floor and showing the manager's office.



Figure 6 – The manager's office and track to the cottages on the lower slopes of the escarpment.



Figure 7 – The Blue Tongue cabin on the valley floor, opposite the beach. Blue Tongue was the first cabin to be built (1949).



Figure 8 – View south across the valley floor with Midholme partly visible at right.



Figure 9 – View of the lower section of the escarpment which houses the cottages (in proximity to cottage 9).

The historic rural dwelling known as Midholme at Currawong is individually listed as a heritage item on the Pittwater Local Environmental Plan. It is the only element of the Currawong property that is currently heritage listed in the LEP. Constructed in 1916, Midholme is significant as a Federation Bungalow farm house, which is rare in Pittwater, and has functioned since 1949 as a key component of the Currawong workers' holiday camp. The farm house is located on the valley floors, set against the slope that rises to the south-west, and looks out over the former agricultural land of the valley floor towards Pittwater and the northern headland.



Figure 10 – Midholme and immediate curtilage.

Source: Northern Beaches Council, <https://www.northernbeaches.nsw.gov.au/midholme>.

2.2. THE HOLIDAY CABINS

Currawong features nine (9) individual cabins. The cabins are small holiday dwellings, each with two habitable rooms and further compact service spaces; namely a living room, one bedroom, kitchen, bathroom, outside toilet and a deck. Each cabin has a rectangular plan with the habitable rooms at the ends and the service rooms in the middle facing the rising slope. The entry is located at the middle of the longer façade facing the view, excepting Cabin 2 where a lack of site depth necessitated the entry being at the living room end. Each cabin was built with steps rising to a small porch protecting the entry. In later decades or cheap materials and volunteer labour became available. The materials vary between the three stages reflecting

different opportunities for obtaining materials, but each stage shows some concern to minimise material costs, transport costs and labour costs.

The interiors are largely intact, although all the bathrooms have been renovated and this fitout has no heritage significance. Piecemeal alterations have been carried out on all the kitchens, but the kitchen cupboards appear to be largely intact. The cabins are in poor to fair condition. The condition and individual defects of each cabin are detailed in the maintenance schedule.

The first cabin to be built was Blue Tongue (also known as “Kenny’s Cabin”), built in c. 1949. It is a small weatherboard cabin with rock-faced sandstone footings and front steps, timber framed windows of fixed and awning types, and skillion roof of corrugated steel. The front door has a circular glazed panel, typical of the streamlined style. The cabin sits closest to the foreshore, somewhat below the main linear cabin group looking out towards Pittwater. Blue Tongue has the most elaborate landscaping of the cabins with terracing to the rear paved with sandstone flagging.

The next two cabins were built in the linear bushland clearing in 1950, namely cabins No.1 (“Kookaburra”) and No.3 (“Platypus”). They are simplified examples of ‘Sectionit’ cabins of prefabricated wall panels. Each panel was made in the Vandyke Brothers’ factory using timber framing with fibrous cement sheet cladding, and variously containing a sash window or door. The remainder of these cabins is conventional construction for the period using more site-intensive labour. The timber floor bearers rest on in- situ concrete piers and locally quarried rock faced sandstone front steps. The gable roofs are clad with corrugated steel. These Vandyke ‘Sectionit’ cabins had built in kitchens and wardrobes. Other features common to ‘Sectionit’ cabins are a 915mm module, sash windows with a transom across the middle of each panel in a streamlined style, corner windows and three ventilation holes drilled in the panel above each window.

The final six cabins were built in 1953 using steel frames but an otherwise more conventional construction system understood to have been supplied by Hudsons. The last six cabins are Nos. 2 “Goanna”, 4 “Magpie”, 5 “Lorikeet”, 6 “Wallaby”, 7, 8 “Possum”, and 8 “Echidna”. They are very similar to the ‘Sectionit’ cabins 1 and 3, but the fibro is fixed in larger sheets, the windows do not have transoms and the vents are made of pressed metal. Although the cabins have been periodically modified and upgraded, they remain largely intact.

The primary significance of the cabins lies in their historic use as functional, robust, low-key family holiday accommodation.

2.2.1. Exterior Photographs



Figure 11 – Cabin 3, *Platypus*. Exterior, facing south-west.



Figure 12 – Cabin 3, *Platypus*. Exterior, facing north.



Figure 13 – Outhouse for Cabin 3, *Platypus*. Proposed to be retained.



Figure 14 – Cabin 4, *Magpie*. Exterior.



Figure 15 – Cabin 4, *Magpie*, facing north.



Figure 16 – Cabin 5, *Lorikeet*. The first cabin to be built in 1949.



Figure 17 – Cabin 5, *Lorikeet*, facing north at the rear of the cabin.



Figure 18 – Cabin 6, *Wallaby*



Figure 19 – Cabin 6, *Wallaby* looking south with outhouse visible to the right and Cabin 5 (*Lorikeet*) visible in the distance.



Figure 20 – Cabin 7, *Possum*, facing north-west.



Figure 21 – Rear of Cabin 7, *Possum*, facing north-west, including outhouse.



Figure 22 – Cabin 8, *Echidna*. The first cabin built in 1949.



Figure 23 – Rear of Cabin 8, *Echidna*.



Figure 24 – Out house for Cabin 8, located at the rear of the cabin.

2.2.2. Interior Photographs

The following photographs were taken inside cabin 7, *Possum* and cabin 8, *Echidna*.



Figure 25 – Bedroom in cabin 8.



Figure 26 – Shower room in cabin 8.



Figure 27 – Kitchen in cabin 8.

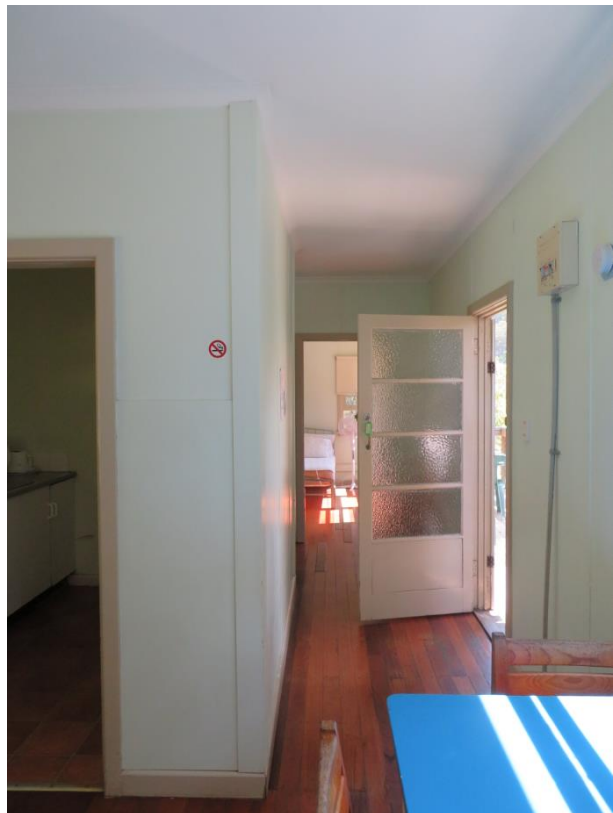


Figure 28 – Hallway in cabin 8.



Figure 29 – Lounge/living room in cabin 8 (facing west).



Figure 30 – Lounge/living room in cabin 8 (facing east).



Figure 31 – Bedroom in cabin 7.



Figure 32 – Bedroom cupboards in cabin 7.

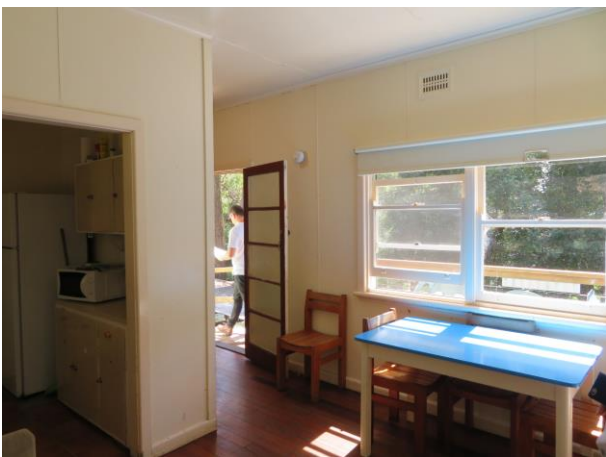


Figure 33 – Lounge/living room in cabin 7.



Figure 34 – Lounge/living room in cabin 7.



Figure 35 – Hallway and entrance to cabin 7.



Figure 36 – Kitchen in cabin 7.

Whilst the interiors of the remaining cabins were not accessed, due to occupancy, it is understood that the interiors, fabric and condition are comparable to the above.

3. HISTORICAL OVERVIEW

The following historical analysis has been summarised from the Conservation Management Plan prepared for the Pittwater State Park (Currawong) by Graham Brooks and Associates, dated February 2015.

3.1. ABORIGINAL OCCUPATION

The original inhabitants of the Pittwater-Broken Bay area were known as the Garigal/Cadigal and Cannagal peoples, who were part of the Darug language group. The two clan groups had a strong relationship with the water, and engaged in fishing, hunting and shellfish gathering along the foreshores and coastline. Throughout the Pittwater, especially Ku-ring-gai Chase National Park, there are many Aboriginal sites such as rock shelters and middens. According to Design Plus, 2003, there are no identified sites within the Currawong Beach curtilage.

The indigenous population of this area declined sharply in number following contact with the early colonists. While early contact between Aboriginal and European groups was amicable, the introduction of new diseases had a devastating effect on the Aborigines, who had no previous exposure to such illnesses. In the Pittwater area, the presence of the indigenous community remained relatively high-profile due in part to Grewin, a Mullet Island Aborigine who was well-known to early crews of coastal ships travelling from Sydney to the Hawkesbury townships via Pittwater. He also participated in salvaging items and produce from wrecked vessels.

Cordial relations gradually soured on both the part of indigenous people and colonists, which ultimately exacerbated the decimation of Aboriginal bands.

3.2. EARLY EUROPEAN EXPLORATION

Shortly after the arrival of the First Fleet, Governor Arthur Philip undertook an exploration of southern arm of Broken Bay in search of suitable land to farm. He was impressed by the area, describing it as “the finest piece of water which I ever saw” and named it “Pitt Water” after William Pitt the Younger, the Prime Minister of England at the time.

Philip’s party encountered “friendly Aborigines” on the western foreshores of Pittwater, including an old man and a young boy who showed the crews how to light a fire despite the rain, and where they could camp in a cave to keep dry” (Macken, 2003, 3).

Exposure to introduced European diseases, along with conflict and skirmishes with the early colonialists, was responsible for a sharp decline in the indigenous population in the Pittwater-Broken Bay area. Survivors of the local Aboriginal bands remained in the area until the 1860s.

The European settlers exploited the Pittwater area for shell middens for lime, plentiful fish, timber stocks and fresh water. By 1832, Surveyor Larmer had named Little Mackerel Beach (later renamed Currawong). The rugged terrain and network of creeks and bays became the haunt of many escaped convicts who carried out raids on the many coastal ships plying their trade between the main colony and the Hawkesbury settlements. Consequently, the Government ordered ships to travel in convoys as protection against pirate raids. A secure meeting point on this journey came to be known as “Coaster’s Retreat” which was located in the vicinity of the northern end of Pittwater.

3.3. PRIMARY INDUSTRIES

The Pittwater area appealed to colonists as it offered natural and other resources able to be used for the Port Jackson settlement, namely Forestry and Fishing.

The Casuarina trees, common in the Hawkesbury, Pittwater and Broken Bay area, were valued as the primary material for making roof shingles. The densely forested and isolated territory outside the immediate Sydney settlement drew timber-cutters, operating in family or team groups, who camped, cleared forest, and shipped shingles to Sydney. Other timber-based industries throughout the nineteenth century were the production of colonial furniture, and the felling of quickburning red oak, which proved ideal for baker’s ovens.

A number of colonists from the First Fleet were reported as being in the Pittwater district, making full use of the untapped fish stocks as well as oysters and lobsters. A fish drying company also operated at Snapperman Beach.

3.4. FARMING AT PITTWATER AND CURRAWONG

The adjacent land to Little Mackerel Beach (later known as Currawong) served as the main camping ground for ships' crews pausing in the Hawkesbury/Sydney journeys, being a relatively secure location in geographical and climatic terms. Early campsites were replaced gradually by lean-tos and temporary housing, which were repeatedly washed away in floods and high tides common to the Pittwater area. The terraces constructed on the hillside of the Basin provided a safe location for housing and for fertile soils for cultivation.

Early occupation and vegetable cultivation was partnered with cattle grazing, with stock owned by Mary Ann (Sally) Morris who occupied this land from the 1870s until 1921. The Currawong area was occupied by the Madden and Wilson families. The pastoral and horticultural activities were gradually combined with small scale cabin or cottage accommodation, firstly by the long-term residents, and later by 'weekender' cabins, built for Sydney-based owners who spent their holidays temporarily based in these small residences along the coast.

The Pittwater remained largely unsettled for many years after the establishment of the convict colony, as, apart from exploitation of the shell middens for lime, the land was deemed largely unsuitable for farming. Surveyor James Meehan was tasked in 1914 with measuring properties in the Pittwater district for proposed grants of land.

Land grants were issued on the western foreshores of Pittwater in the early 1830s. Portions 8, 9 and 10 at Great and Little Mackerel Beaches (with Portion 10 comprising Little Mackerel beach). Portion 8 adjoining was granted to James Kirby, while Portions 9 and 10 were promised to John Clarke. Conditional land grants required that twenty acres be cleared and cultivated, and buildings and farm infrastructure valued to one hundred pounds to be erected.

Clarke immediately sold the land to Martin Burke who established a farm at the northern end of Great Mackerel Beach and in total owned 100 acres. In 1836, Burke leased Portion 10 to Patrick Flynn (Flinn) in trust for his daughter Ellen Flynn. In 1841, there were three families living at Great Mackerel and Little Mackerel Beaches, totalling seven people. Following Burke's death, the following year, Flynn moved to Palm Beach, while his daughter married Henry Merrit. In 1854, they leased the farm to Cornelius Sheehan.

Sheehan and his wife lived here and farmed the property at Little Mackerel Beach (Portion 10) until the death of Cornelius in 1864. The farm was subsequently occupied by Thomas Cooper, who was related by marriage through his second wife, Jane, whose maiden name was Sheehan before her first she sold the land to Joseph Starr of Sydney, mariner. The following year, the property was sold to the Sarah and Thomas Wilson and they continued to live there until the death of the latter in 1890. During this period, the property was locally known as Wilson's Beach. Nancy, daughter of the Wilson's married John Shepherd Mulford in 1895 and they took up residence at Little Mackerel Beach in 1895.

Sarah Wilson sold the Little Mackerel Beach property in 1908 to her son-in-law, John Sanderson. In 1911, he sold it to Pink Marie Stiles and Cecil Charles Robinson. Stiles subsequently purchased Robinson's share in the property. By this date, the property was known as Currawong. Pink Marie and Dr Bernard Stiles and family lived in the homestead until it burnt down, whereupon they built "Africa" (later known as Midholme) in c.1915. The family kept turkeys and cows and supplied fresh milk, butter, eggs and groceries to residents of Great Mackerel Beach.

In 1918, the Stiles subdivided part of Portion 10 into four allotments. By the 1920s, there were three houses at Little Mackerel Beach, namely: "Southend" (later known as "The Wilderness") near the present wharf; "Northend" near the north side of the creek and occupied by Hector Forsayth; and "Midholme" the Stiles family property. Only Midholme remains of the three houses.

Between 1942 and 1944, the Port Jackson and Manly Steamship Company purchased the land at Little Mackerel Beach and Midholme, with the intention of constructing a picnic ground and shark-proof enclosure to create a day trip destination for Sydneysiders. Simultaneously, the Company purchased the Palm Beach business of WJ Goddard and Sons, which comprised a general store with liquor licence, marine repair business and ferries. The Currawong tourist plan did not proceed as planned owing to financial concerns, wartime rationing, and the military's control over the Broken Bay waterways. Before abandoning the tourist scheme, the Company did erect a wharf and shelter shed on the Pittwater side of The Basin Flat, a timber sea wall to mitigate beach erosion and a small cottage near Midholme. This building is now called Canning Cottage after Charles Canning, the company's caretaker who came to live at Little Mackerel Beach after initially supervising maintenance from Great Mackerel Beach. Figure 37 comprises a survey plan dated

c.1947-8 of Little Mackerel Beach featuring four houses, outbuildings, tennis court and cultivation paddock on the banks of the creek.

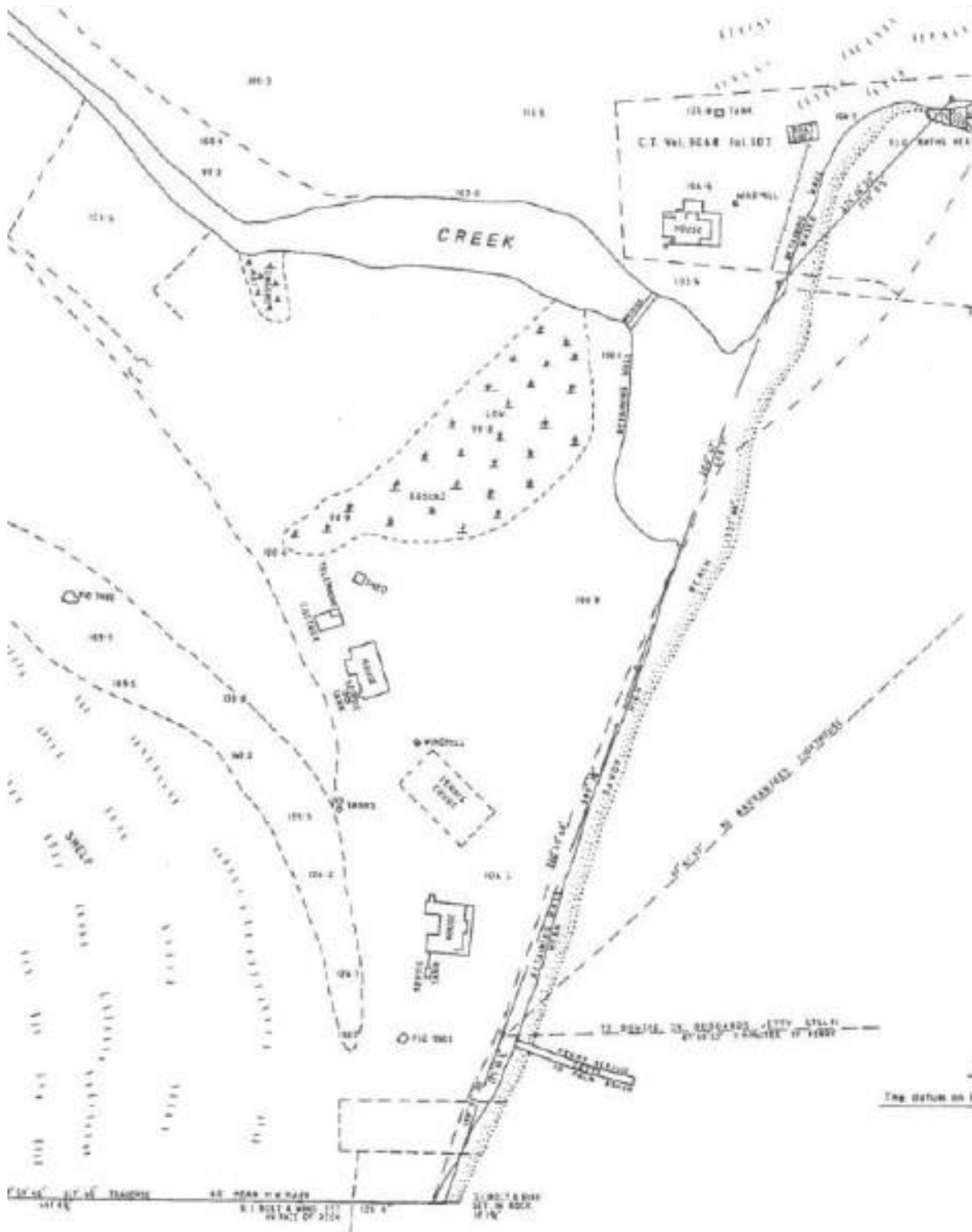


Figure 37 – Detail of the survey of the Midholme property at Little Mackerel Beach showing structures and buildings thereon, c. 1947-1948

Source: Reproduced in GBA, Pittwater State Park (Currawong) Conservation Management Plan, February 2015, p37.



Figure 38 – Detail from 1947 aerial survey of Sydney showing subject site outlined in blue.

Source: NSW LRS.

3.5. SOCIAL REFORM; THE LABOR COUNCIL'S ACQUISITION OF CURRAWONG

In Australia, recreational programmes were well established as a feature of labour management between 1890 and 1965, although activities varied between unions, organisations, agencies and companies. Prior to 1900, union coverage was limited principally to a few large-scale employers in the engineering and coal mining industries and government services.

The notion of the healthy family holiday was later aimed at the broader working population, with moves towards paid annual leave. By the mid-twentieth century recreation schemes had found a new focus in workplace reforms, with the 40-hour working week and two weeks annual holiday leave. In NSW the McKell Labor government passed the Annual Holidays Act in 1944, which ensured the two weeks' leave as a statutory right. On December 30, 1947, the Sydney Morning Herald announced that:

“The 40 hour week will begin for about one million Australian workers on Friday, including 250,000 in New South Wales. About 500,000 workers covered by New South Wales awards began their 40-hour week last July.”¹

By late 1947, the State Government had declared its interest in establishing holiday camps in co-operations with the New South Wales Trades and Labour Council in its scheme for holiday resorts for workers. By January 1949, greater headway had been made on plans for the establishment of holiday camps, with reports to the Labor Council noting that the Minister for Lands had made available an area of land at Monmorah (north of Wyong) and further dedicated an area at Wamberal Lagoon between Terrigal and Tuggerah Lakes. A site at Sussex Inlet where cabins had been previously erected was also being considered. In addition, it was hoped to also have land made available on the far North Coast, the Mountain area, and the South Coast, thereby establishing a chain of camps.

The main impetus behind the purchase of Currawong as a proposed holiday camp was James (Jim) Kenny, Assistant Secretary of the Council, board member of the ferry company and a member of the NSW Legislative Council. At the end of World War II, and following the introduction of two-week paid annual leave, Kenny commenced negotiations with the State and federal governments to grant a suitable holiday camp site. McGirr's government did offer two sites on the Central Coast, however, for unknown reasons the Labor Council rejected both. Consequently, in 1949, the Port Jackson and Manly Steamship Company sold the Currawong property to the Labour Council of New South Wales for the sum of ten thousand pounds. To fund the purchase, the Labor Council sold land at French's Forest owned by their radio station 2KY. The contract included the donation of the sixteen-footer “Currawong” launch used by the caretaker.

The objectives for the property were outlined in brief in “Rules of Currawong Holiday and Convalescent Resort” as follows:

- To establish holiday and convalescent resorts.
- To provide accommodation without cost for members of affiliated Unions and their families whilst recuperating from sickness.
- To provide accommodation at a nominal cost for members of affiliated Unions, their families and general public, to enable advantage to be taken of Annual Leave prescribed by Awards, etc.

Kenny's ambitious plans for Currawong were based off British holiday camp models in terms of design, and Australian forerunners in terms of use. The initial plan included accommodation for 600, and facilities such as a pool, tennis courts, dining hall and a dance hall, an outdoor auditorium, adults' and children's swimming pools, an oval with cricket pitch and 75 yard running track, a club house, children's playground, bowling green, four tennis courts and two basketball courts. A large number of separate chalets were proposed, with living quarters for approximately 4 people in each. Currawong was to be the first of a string of such holiday resorts.

3.6. DEVELOPMENT OF CURRAWONG HOLIDAY CAMP

Kenny was heavily involved with the building of Stage One of the Currawong Holiday Camp. He not only toured the site with surveyors laying out the site of facilities and cabins, but spearheaded fund-raising campaigns such as the 1951 Labor Day Art Union (Figure 3), actively pursued discounted or donated building materials and supplies, and rallied support from the Prime Minister and Opposition leaders to obtain earth-moving equipment from the Department of Supply.

Between 1949 and 1951, the first of ten cabins were completed on the site. This first cabin became known as Kenny's Cabin, otherwise called Kenny's Cottage, Jim and Bess Kenny's Cabin, Blue Cottage and, from 1993, Blue Tongue. George Hudson and Sons is believed to have donated the requisite materials to build Kenny's Cabin. Since 1916, Hudsons had been producing pre-fabricated holiday cabins popular for

¹ Sydney Morning Herald, 30 December 1947 as cited in the GBA CMP 2015, page 44.

owner/builders after the postwar era. Consequently, Kenny's Cabin bears some resemblance to one of Hudsons' standard designs, 'the Pittwater', which was available from about 1950.

The second cabin built at Currawong was the Games Room, and as the name indicates, housed Mrs Kenny's piano for many years and was the central meeting place for children. Other works carried out to the property in this period comprise erecting of dry stone terraces and BBQs (built by Kenny on the weekends), planting of vegetation along the shoreline and inventorying the cottages (Midholme, Cannings, Northend, Southend, "New Cottage").

In October 1951, the Currawong Holiday Camp was open for business as follows:

*"Currawong Holiday Resort, Little Mackerel Beach: furn. Cottages to Let, accom. 8 persons £5 5/, 5 persons £4 4/, 4 pers. £3 3/ p.w. 15 minutes across Pittwater from Goddard's Wharf. Palm Beach bus stops at wharf. Further part. M4697. The above prices have been fixed to enable family units to enjoy a holiday at reasonable cost. Xmas week unavailable. Inspection invited."*²

Surviving booking sheets for Currawong dating August 1952-March 1953 listed available cottages as Midholme, Northend, Cannings and Mooramba (Kenny's Cottage), all available for rental. These were rented at weekly intervals, with most visitors choosing to book for one-week holidays at the site.

3.6.1. State 2 – The 1950s

The second stage of cabin construction, commencing in the mid-1950s, combined low cost construction with formal or set building layouts within informal landscapes. A row of eight cabins were constructed on the high ground, above the original cabin complex. Blueprints for cabins 1 (Kookaburra) and 3 (Platypus) were issued by Vandyke Brothers Pty Ltd, featuring the company's prefabricated "Sectionit" system with ready-made fibro panels.

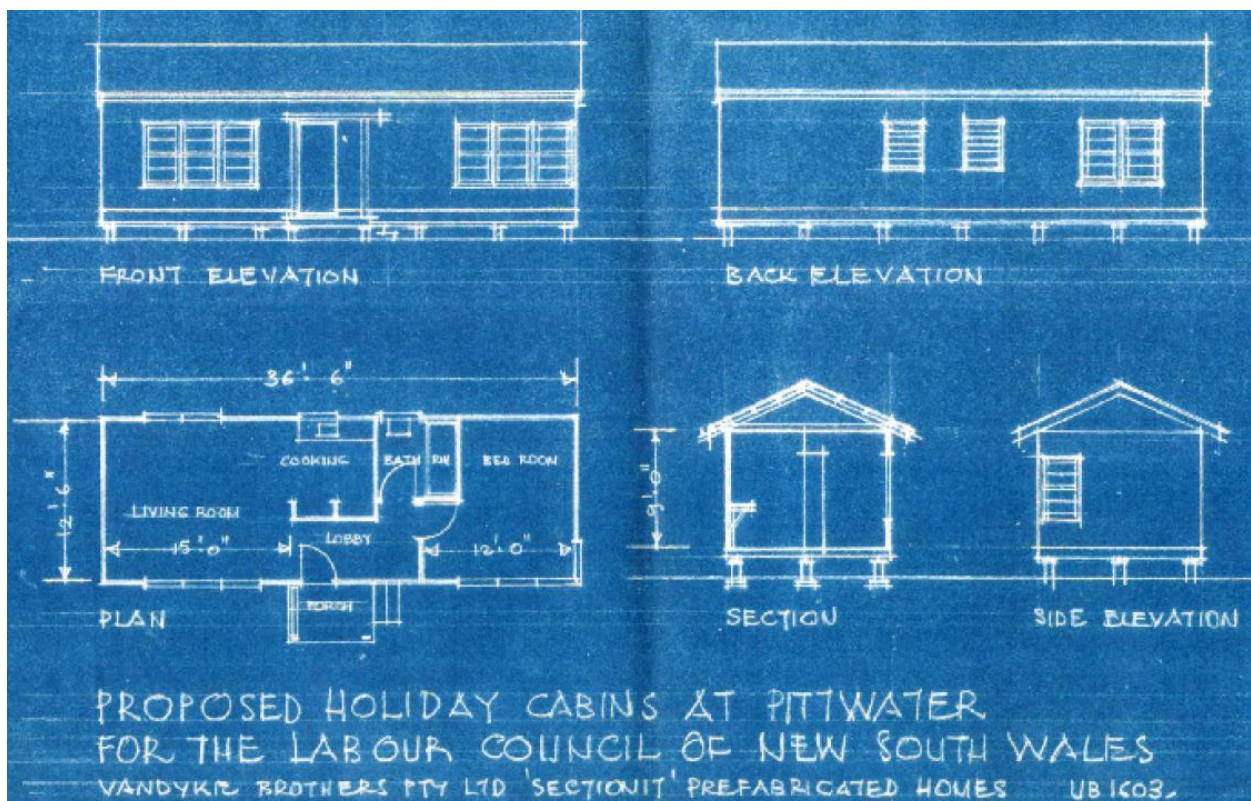


Figure 39 – Blue print plans of the simplified 'Sectionit' cabins assembled at Currawong. (Unions NSW).

Source: GBA CMP 2015 Figure 2.43

When completed, the cabins had corrugated iron clad gable roofs, in-situ concrete piers and sandstone front steps with a small covered 'front' porch. The cabins as constructed deviated from the original drawings by a

² Sydney Morning Herald, 10th October 1951, cited in GBA CMP 2015: pg59

modification to the roof to allow prefabricated roof trusses, thereby further reducing costs and simplifying the construction process. For kitchen and bathroom areas, malthoid on timber flooring was originally specified, but could be replaced with brick if desired. The interiors of the cabins were of simplistic floor plan: at one end was a large living area, at the other the bedroom. These two spaces were divided by kitchen and bathroom areas, with the kitchen opening to the main living room. Kitchens were built in with pre-fitted plumbing. Behind each of the cabins was a water tank, mounted on sandstone piers, and all of the buildings had small fibro out-houses, and barbeques.

Cabins Kookaburra and Platypus were soon followed by a further six cabins in 1953, reputedly donated to the Labor Council by the Hudson Timber Co. This included cabins 2-8 known as *Goanna*, *Magpie*, *Lorikeet*, *wallaby*, *Possum* and *Echidna*, respectively. These cabins superficially resembled the buildings already in place on the Currawong site but varied in terms of construction methods and detail. These were assembled on site from pre-cut materials and manufactured components with a steel framed system, rather than formed using Vandyke's integrated units.

With the completion of the prefabricated cabins, together with secondary buildings and amenities, the main growth phase of Currawong was over and the initial stages were followed by a gradual decline, largely due to lack of funding.

3.6.2. Expansion

During subsequent decades, the Labor Council undertook a series of additions and modifications to the buildings and grounds. There were however continual funding shortages and operational difficulties. One significant improvement to the property took place in 1967 when electricity supply was finally installed at the holiday camp.

Further development on the site did not proceed as in December 1976, Warringah Shire Council resolved not to approve any further subdivision of land on the western shores of Pittwater where access is by water only. The following year, when the Labor Council and Civil & Civic lodged a subdivision application for the Currawong site, Warringah Shire Council refused the proposal on the grounds that: 'As a matter of policy in the public interest, that any further subdivision of land situated generally on the western shores of Pittwater where access is by water only, be not approved'. The Labor Council commissioned at least two geotechnical reports in response to the refusal, which found that 80% of the Currawong site was unsuitable for residential development as a result of land instability problems and recommenced further investigation of geotechnical matters.

In April 1978, NSW Premier, Neville Wran advised the Labor Council that it was the Government's longstanding policy that Currawong and other 'in-holdings' on the western shores of Pittwater should be incorporated into Ku-ring-gai Chase National Park, subject to the availability of funds for their purchase by the NPWS. Wran also advised that he had instructed the Minister for Lands to enter into negotiations for the purchase of the property. The planned acquisition for NPWS did not eventuate. In 1980, the Labor Council withdrew their Land and Environment Court appeal.

Following a period of uncertainty, the Labor Council commissioned architects Brewster Murray Pty Ltd in 1986 to prepare plans to develop further accommodation and facilities at Currawong. Once again, in Warringah Shire Council refused their DA and resolved to add Currawong to Ku-ring-gai Chase National Park.

The Labor Council called for expressions of interest for yet another proposed development, which was awarded to CRI in 1989. There was considerable opposition from unionists to major redevelopment of the site. Among the chief objections was a perceived need to maintain Currawong as a holiday resort for 'people of average income'. Consequently, a "Friends of Currawong" group was formed to 'save the workers' paradise'.

During the 1990s, the Labor Council considered alternative development proposals without resolution. Meanwhile, the Council raised \$56,000 for repair and maintenance. In 1993, Midholme was renovated and additions undertaken thereto, basic works were carried out on the cabins, and site upgrading took place. In 1997, a conference venue was erected on the site, Trade Union Training Authority (TUTA) building.

Also in the 1990s, Midholme was listed as a heritage item in the Pittwater Local Environmental Plan (gazetted in 1994), and in 1999, Pittwater Council recommended heritage listing of Currawong as a conservation area. An application for state listing in 1999 submitted by Pittwater Council to the Heritage Council of NSW identified Currawong as being of historical significance, rarity value, potential research significance, and "a measure of social significance." Midholme was acknowledged in the potential listing as

one of the earliest surviving residential buildings on the western foreshores. The listing however was not formally gazetted until 2007.

As a consequence of the potential heritage listing, and perceived deterrent to investment, the Labor Council commenced negotiations with Corporate Renaissance for a long term lease. The Company subsequently withdrew from negotiations. Alternative lessee proposals were abandoned in 2002 following strong objections from the Friends of Currawong.

In 2006, the Labour Council, now renamed Unions NSW, sparked public debate when it announced plans to sell Currawong. The following year, Unions NSW sold Currawong to Eco Villages P/L for the sum of \$15million. That Company planned to redevelop the property with 25 new residences. However, the plan was refused by Minister for Planning, Kristina Keneally in April 2009 following advice from an Independent Heritage Advisory Panel and extensive public submissions opposing the proposal.

In September 2010, Eco Villages submitted a revised proposal for 12 new houses on the site, but a deemed refusal appeal was lodged in the NSW Land & Environment Court in December the same year.

In March 2011, NSW Land Registry Services purchased the site from Eco Villages P/L for \$12.2m and established the new Pittwater State Park (Currawong).

4. HERITAGE SIGNIFICANCE

4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise the heritage values of a place – why it is important and why a statutory listing was made to protect these values.

4.2. STATEMENT OF SIGNIFICANCE

The following Statement of Significance for the site has been reproduced from the NSW State Heritage Register, which was accepted by the Heritage Council and gazetted on 12 May 2009:

Currawong is of State historical significance as an intact remaining example of a mid-twentieth century, union-organised workers' holiday camp in NSW, designed for workers 'to get away from crowded industrial areas and enjoy places normally frequented by richer people' (Sydney Morning Herald 30/12/1947, p3). The establishment of the holiday camp was a response to the social and work place reforms taking place in NSW in the post-World War II period, following the introduction of annual leave in 1944 and the 40-hour week in 1947. Currawong is then a physical symbol of the social reform movements of mid-twentieth century Australia, and more specifically celebrates the increased leisure time legislated for workers at that time. Its significance is enhanced by the fact that the camp was established by the NSW Labor Council (now known as Unions NSW), the peak representative body of unions in NSW.

Currawong is of State significance for its historical associations with the post-war union movement in NSW, especially Unions NSW (formerly known as the Labor Council of NSW) and with Jim Kenny, Assistant Secretary of the Labor Council of NSW and Labor premier Jim McGirr. There is also a strong association with the industrial building manufacturers, the Vandyke Brothers. Currawong is furthermore of State social significance for its associations with union members and their families from all over the state who have holidayed there (as well as non-unionists allowed to rent the cottages in off-peak periods), some now returning as third generation visitors. The social significance of the site is also demonstrated by public protests and media debates over the several proposals for its redevelopment since the 1970s.

Currawong is also of State significance for its representative and rarity values. The provision of inexpensive holiday units in seaside locations for members has been a benefit offered by many unions in NSW since the 1950s. However these units tend to be small-scale in their scope and without shared facilities, located in towns or other built-up locations, and of more recent fabric than Currawong. The conservation plan for the Eureka Youth League's 'Camp Eureka', which is listed on the Victorian Heritage Register, states that 'Camp Eureka is one of only two 'workers' holiday camps' from the 1940s and 50s remaining in their original form; the other being Camp Currawong at Little Mackerel Beach on Pittwater outside Sydney' (Heritage Alliance, 2004). Currawong is rare within Australia for having operated as a union camp continuously for 60 years, with little modification of the original fabric of its units.

Currawong is of State significance for its aesthetic values as a workers' holiday camp located amongst bushland and surrounded by national park on a magnificent Sydney waterfront. The cottages are aesthetically distinctive as a group and although not architecturally significant form a rare and important composition grouping. They exemplify a style and are not degraded but clearly represent their history and the informal relationship between them. The Currawong site has high scenic quality derived from its backdrop sandstone escarpment, forested slopes and beach. Its unspoilt natural landscape sits well with the heritage fabric remaining from its farming phase (1830s-1942), and from its union holiday camp phase (1949-present). Both periods of use are readily distinguishable with the later use not obscuring the former use or dominating over the natural environmental values. Two of the holiday cottages at Currawong (No. 1, 'Kookaburra' and No.3, 'Platypus'), are likely to be of State significance for their technical innovation as examples of intact 'Sectionit' holiday cabins. This was a pre-fabricated house system developed by the Vandyke Brothers to reduce production costs. While this form of housing can be found in public housing estates across NSW, the design was especially adapted by Vandyke to Currawong. The Currawong Vandyke cabins are indicative of the relationship between innovative industrialists, Postwar Reconstruction ideals and the union movement.

Currawong is of local heritage significance for its historical values as a colonial farm turned workers' holiday 'paradise'. One of the early land grants in the Pittwater area, the Currawong property is rare in the area for retaining nearly half of the original 100 acre (40 hectare) grant of 1836, with much of the original grant boundary still legible in the landscape. The historic cottage of Midholme is likely to be of local aesthetic significance as a now rare example of a farmhouse in the Pittwater region, and an early example of the use of fibro in construction there. Currawong has research potential given that it has been continuously occupied in several distinct phases, first by Aboriginal people, then by early settlers and farmers, and most recently by leisure-seekers. A study of the site's importance to the Aboriginal community has not been undertaken but it is likely that there may be sites within the Currawong property that are important to indigenous culture. There is also likely to be archaeological evidence from the farming phase of occupation.

Currawong also has scientific research potential and representative values for its natural environment, being adjacent to and part of an inter-related landscape with Ku-ring-gai National Park, which is listed on the National Heritage Register.³

4.3. GRADING OF SIGNIFICANCE

The following table outlines the significance grading outline in the CMP relevant to the six subject cabins.

Table 1 – Gradings of Significance

Element Code	Element	Significance
Built 3	Cabin 3 <i>Platypus</i>	
	<ul style="list-style-type: none"> • Overall building • Deck and bathroom 	High Low
Built 4	Cabin 4 <i>Magpie</i>	
	<ul style="list-style-type: none"> • Overall building • Deck and bathroom 	Moderate Low
Built 5	Cabin 5 <i>Lorikeet</i>	
	<ul style="list-style-type: none"> • Overall building • Deck and bathroom 	Moderate Low
Built 6	Cabin 6 <i>Wallaby</i>	
	<ul style="list-style-type: none"> • Overall building • Deck and bathroom 	Moderate Low
Built 7	Cabin 7 <i>Possum</i>	
	<ul style="list-style-type: none"> • Overall building • Deck and bathroom 	Moderate Low
Built 8	Cabin 8 <i>Echidna</i>	
	<ul style="list-style-type: none"> • Overall building • Deck and bathroom 	Moderate Low

³ Office of Environment and Heritage, "Currawong Worker's Holiday Camp", <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageltemDetails.aspx?ID=5054664>.

4.4. ASSET CONDITION SUMMARY

The following table outlines the condition assessment for all nine beach cottages outlined in the CMP.

Nine beach cottages are located at Currawong and are of self-contained design with bedroom, bathroom, kitchen and lounge. A toilet is located externally at the rear (ie. Western side) of each cottage. The cottages are in poor to fair condition.

Table 2 – Overview of the condition of the major group elements.

Group Element	Condition	Fitness for purpose
Structure & Shell	Poor to Fair	Sound for intended use with major deterioration
Interior Construction	Fair	Sound for intended use with significant deterioration.
Electrical Services	Fair	Sound for intended use with moderate deterioration.
Hydraulic Services	Fair	Sound for intended use with minor deterioration.
Fire Services	Fair	Sound for intended use with minor deterioration.

5. IMPACT ASSESSMENT

5.1. HERITAGE LISTING

The site is listed as an item of heritage significance under the NSW Heritage Act and the Pittwater Local Environment Plan (LEP) 2014. The statutory heritage listings as relating to the site are detailed below in Table 3.

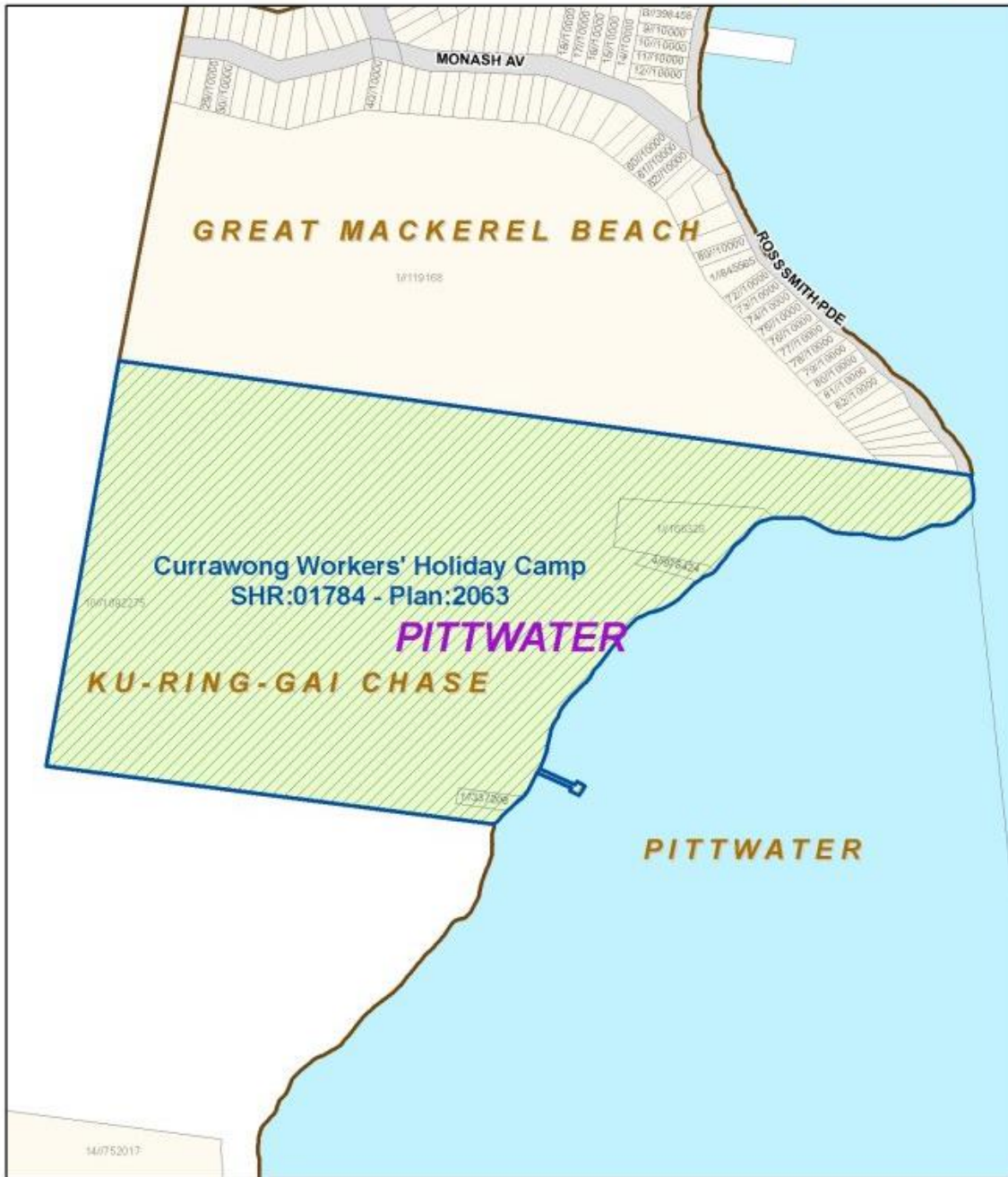
Table 3 – Heritage Listings relating to the subject site

Item Name	Listing Authority	Number
Currawong Workers' Holiday Camp	NSW Heritage Act	SHR 01784
"Midholme" (house)	Pittwater Local Environment Plan (LEP) 2014	2270040
Currawong Heritage Conservation Area	Pittwater Local Environment Plan (LEP) 2014	2270410
Currawong Workers' Holiday Camp	Pittwater Local Environment Plan (LEP) 2014	2270517



Figure 40 – Extract of heritage map HER_008 and HER_009, subject site indicated by blue outline.

Source: Pittwater Local Environment Plan 2014, Heritage map HER_008 and HER_009



State Heritage Register

Gazettal Date: 12 May 2009

0 25 50 100 150 200
Metres

Scale: 1:5,200

Produced by: Naomi Nelson

Legend

- SHR Curtilage
- LGAs
- Suburbs
- Land Parcels
- Water
- Roads
- Railways
- NSW Reserves

Figure 41 – State Heritage Register curtilage map for subject site.

Source: NSW Office of Environment and Heritage, State Heritage Register, SHR 01784.

5.2. STATUTORY CONTROLS

5.2.1. Local Environmental Plan

The proposed works are addressed in the table below in relation to the relevant clauses in the LEP.

Table 4 – Local Environmental Plan

Clause	Discussion
<p>(2) Requirement for consent</p> <p>Development consent is required for any of the following:</p> <p>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</p> <p>(i) a heritage item,</p> <p>(ii) an Aboriginal object,</p> <p>(iii) a building, work, relic or tree within a heritage conservation area,</p> <p>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item...</p>	<p>The proposed works include alterations and additions (including minor demolition) to six of the nine cabins. These cabins are located within the State heritage significant, “Currawong Worker Holiday Camp” (SHR 01784) and form part of the defined heritage significance of the place.</p> <p>For that reason, consent is required for the proposed works from both the Local Council and the NSW Heritage Division.</p>
<p>(4) Effect of proposed development on heritage significance</p> <p>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	<p>The proposed works are in keeping with the intent and policy of the current CMP as discussed below. The works will enable the longevity and enhanced amenity of the existing cabins which will facilitate their continued and future use and conservation and do not compromise the significant character of the cottages. Replacement of existing materials with like materials will have no detrimental impact on the significance of the place. Minor additions including replacement of the existing WCs with new bathrooms additions to the rear of the cabins will provide for a high level of amenity for guests, without resulting in visual impacts when viewing the principal elevations of the cabins. Internal modifications are necessary for amenity and will only require removal of fabric of Low Significance and will have no adverse heritage impact. Extension of the front decks will not alter the principal frontages of cabins to a noticeable degree and this will have a negligible impact. Overall, the proposal is supported from a heritage perspective for the reasons outlined in the assessment hereunder and will have no detrimental impact on the local and state heritage values of the place or the conservation area.</p>
<p>(5) Heritage assessment</p> <p>The consent authority may, before granting consent to any development:</p>	<p>This HIS has been prepared to assess the effect to the heritage significance of the place and cabins, and to assist the consent authority in their determination.</p>

Clause	Discussion
<p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<p>It is considered that the proposed works are minor and will not compromise the character of the place, which is defined by the modest and simple character of the cottages amongst bushland and surrounded by national park on the magnificent Sydney waterfront. The Currawong site has high scenic quality derived from its backdrop sandstone escarpment, forested slopes and beach and this is not altered by the proposed works.</p>
<p>(6) Heritage Conservation Management Plans</p> <p>The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</p>	<p>A Conservation Management Plans was prepared by Graham Brooks & Associates Pty Ltd in February 2015.</p> <p>The policies within this report have been considered below in Section 5.3.</p>

5.2.2. Development Control Plan

The proposed works are addressed in the table below in relation to the relevant provisions in the DCP.

Table 5 – Pittwater Development Control Plan 2014

Clause	Discussion
<p>Section B1.1 Heritage Conservation – Heritage items, heritage conservation areas and archaeological sites listed in the Pittwater LEP 2014.</p> <p>Heritage Items</p> <p>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.</p> <p>The scale and form of any alterations or 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.</p> <p>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</p>	<p>As discussed below, proposed works have been designed in accordance with the guidelines and policies as outlined in the CMP. The overall minimalist style and form of the cabins will be retained as the bathroom additions have been modestly scaled and sited to the rear of the cabins, to minimise their visual impact and all new fabric has been selected that is to be designed to match or is sympathetic to the original fabric and features of the cabins.</p> <p>In addition, the cabins will retain their group aesthetic and will continue to be read as a collective group.</p> <p>As discussed above, all bathroom additions have been proposed to the rear to minimise impacts to the overall form of the cabins and mitigate visual impacts. Other additions and exterior alterations, including the extension of the decks and installation of water tanks will not alter the overall form of the cabins and the impact is negligible. When viewed from the primary elevations, the cabins will not present as significantly altered, and the only visible changes will be a slightly extended deck and rainwater tank to the side. The bathrooms will not be visible within significant view lines.</p> <p>The roof form of the cabins will not be altered, and the bathroom roofs will not be visible from the primary, front facades. The existing sheet metal roof will be replaced with BAL 29 corrugated metal Colorbond Ultra; this includes the existing entry awnings and the retained outhouse (for Cabin 3). In addition, the edges of the roof will be covered with a bushfire ember mesh screen. These alterations to the roof are for bushfire safety.</p> <p>No alterations to the position of the doors and windows have been proposed.</p> <p>The proposed bathroom additions will be constructed with 9mm thick, CFC board sheets with 400mm groove spacing and a smooth finished panel (colour to be selected). This is sympathetic to the cladding replacing the existing asbestos clad (8mm CFC board sheets detailed to match existing). The slight difference in finishes will ensure that the additions will be read as contemporary but is sympathetic to the original and will not dominate.</p>

Clause	Discussion
<p>item's existing period style and character. Reconstruction or reinstatement of the original details and finishes is encouraged.</p> <p>Original roofing materials should be retained wherever possible, New roofing material should match the original as closely as possible in terms of colour, texture and profile.</p> <p>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.</p> <p>Colour schemes for heritage buildings should generally be compatible with the particular architectural style and period of the building.</p>	<p>The proposed new roofing material matches the original and provides additional bushfire protection (bushfire ember mesh screen). There is no heritage impact.</p> <p>The contemporary materials proposed for the alterations and additions to the cabins are sympathetic to the original fabric of the cabins, while they also provide upgrades to amenity and bushfire safety.</p> <p>The proposed materials have been selected due to their consistency with the existing fabric of the cabins.</p> <p>The colour schemes are to be confirmed, however this will be resolved in the future design development in consultation with a heritage architect.</p>
<p>Heritage Conservation Areas</p> <p>The existing street pattern that reflects the original subdivision pattern of the estates is to be retained. Development is to respond to the established development patterns of the area as displayed by the subdivision layout, and front and side setbacks.</p> <p>Distinctive characteristics of the streetscapes including fitting into the unique topography, leafy quality and garden settings is to be retained.</p>	<p>The original pattern of the cabins will remain the same. The proposed additions will not alter the layout of the cabins or their ability to be read as a group. The existing setbacks will also be retained.</p> <p>Variations in the overall designs of the proposed alterations respond to the individual characteristics of the cabins and the topography of the site. For this reason, the deck extensions, the bathroom additions layouts and the locations of the water tanks vary.</p>

Clause	Discussion
<p>No new intrusive changes or elements will be permitted in the heritage conservation areas, including high, visually impenetrable front fences, painting of face brick facades, removal of original detailing, or unsympathetic alterations and additions.</p> <p>Development must minimise the visual impact on the surroundings, in particular the landscape setting.</p> <p>Development in heritage conservation areas is to be carefully designed to respond to the heritage significance of the heritage conservation area, and to complement the existing character of buildings within the heritage conservation area, particularly the nearby heritage items in terms of height, massing, form, bulk, setbacks, scale and detailing. Solid to void ratios of elevations are to be similar to those of nearby buildings with heritage significance.</p> <p>Where there are uniform levels or setbacks within the streetscape, development is to be consistent with the levels and setbacks of the adjoining buildings.</p> <p>Development is not to obscure existing significant views to and from heritage items.</p> <p>Contemporary design for new houses and for alterations and</p>	<p>No intrusive changes have been proposed. Low sandstone block walls are proposed within the landscape however these will not alter the views to and from the individual cabins and will not impact the reading of the cabins as a group. The sandstone is also sympathetic to the existing landscaping and will not impact on the overall character of the bushland setting. Other proposed additions including the bathroom areas and water tanks are not intrusive and are sympathetic to the existing context of the cabins and will enhance the amenity and sustainability of the place.</p> <p>All development proposed is low scale and will not result in any visual impact.</p> <p>All development has responded to the heritage significance of the heritage conservation area and reflects the significant use, character and fabric of this conservation area. New additions are minor and are subservient in scale to the existing buildings and have been carefully sited to avoid visual impacts. There are no adverse impacts on the heritage conservation area as a result of the works.</p> <p>The proposed development is consistent with the existing setbacks of the cabins. The only alterations are proposed to the rear of the cabins (for the bathroom additions) and to the sides to incorporate the water tanks. Minor changes to the front setbacks of the cabins may be made to some of the cabins due to the proposed deck extensions. This however is seen as minor and does not alter the main setback which is provided by the main built form massing of the cottage. The decks will also not intrude on the existing walkway.</p> <p>No views to or from the heritage items or within the conservation area will be impacted. New additions are minor and are subservient in scale to the existing buildings and have been carefully sited to avoid visual impacts. The overall setting and character is not impacted.</p> <p>The design of the proposed alterations and additions respect the heritage significance of the cabins and their setting. This has been achieved through the</p>

Clause	Discussion
<p>additions is acceptable and encouraged as long as it respects its context and achieves a cohesive relationship with historically and architecturally significant existing fabric.</p>	<p>siting, consistent materiality and modest scale of the works proposed. The works will be clearly new and contemporary in design, but responsive to the character and materiality of the main cabin buildings and the simple character of the place. They will be modest in scale and form, subservient to the principal form of the cottages (which remains able to be interpreted) and located to the rear of cabins to avoid potential visual impacts.</p>
<p>Section D13.14 Currawong</p> <p>Controls</p> <p>Development must not exceed the existing building footprints.</p> <p>The appearance of Currawong from Pittwater must be maintained, with no additional buildings visible from the waterway.</p> <p>Development must be secondary to the existing vegetation and screened by vegetation.</p>	<p>While the proposed bathrooms do alter the existing footprint of the cabins, the addition is minor and will improve the amenity of the cabins and facilitate ongoing use. The design and location of the proposed additions have also been chosen to minimise the visual and physical impact to the significance of the cabins. The proposed additions are modest in scale and are located at the rear of the cabins (in the same location of the majority of the outhouses). For this reason, the additions will not dominate the views to the cabins or interrupt their view as a collective. The original form of the cabins also remains able to be interpreted.</p> <p>The rain water tanks will also exceed the general footprint of the cabins; however, they are considered to be low-visual-impact additions which are characteristic of rural nature of the place and are entirely reversible without requiring intervention to the cabin buildings.</p> <p>Due to the low scale of the proposed works, the views to and from Currawong will not be altered from Pittwater. This is due to the location of the additions to the rear of the cabin and the modest scale of the proposed works which do not exceed the existing height of the cabins. The works are also confined to the cabin curtilage which is shown below (Figure 42).</p> <p>The proposed development (additions) will not occur outside the curtilage of the cabins as shown below in the diagram from the CMP (Figure 42). All works that have been proposed are located in close proximity to the cabins which is largely open and existing vegetation will not be disturbed. Screening vegetating is largely located outside of this curtilage.</p> <div data-bbox="555 1559 1193 1912" data-label="Image"> </div> <p>Figure 42 – Currawong Curtilage Plan – the cabin curtilage is indicated in orange. Source: CMP, February 2015.</p>

5.3. CONSERVATION MANAGEMENT PLAN POLICIES

The following table outlines the responses to the relevant policies from the CMP (2015).

Table 6 – Conservation Management Plan Policies

Policy	Discussion
<p>Policy 6.1.3 Conservation, adaptive re-use and tourism upgrading programmes of the entire Pittwater State Park shall respect the interwoven characteristics identified in the assessed cultural significance of the place.</p>	<p>The proposed works to the cabins is in line with an upgrading programme and have taken into consideration the significant characteristics of the cabins.</p> <p>The overall character of the cabins will be retained and as will the significant bush setting.</p>
<p>Policy 6.1.4 Conservation, upgrading, adaptive re-use and development of the built environment at Currawong shall be in the context of its on-going use and management as an historic tourism venue, while protecting its cultural heritage and ensuring a sustainable carrying capacity for the site is achieved.</p>	<p>The proposal allows for the improved amenity of the cabins for tourism use and allows for the place to continue its significant holiday-maker use and occupation, while conserving the character of the place.</p> <p>The design team have taken a sympathetic approach to the project resulting in a restrained and sympathetic development in keeping with the modest and simple character of the cottages.</p> <p>All bathroom additions will be located to the rear of the cabins, in the existing locations of the outhouses (proposed to be demolished, expect one). This location means that the scale and appearance of the cabins from the front will be retained. This includes cabin 3, where it is proposed that the outhouse is retained.</p>
<p>Policy 6.1.7 Conservation of the place shall ensure that the group of historic cabins located along the upper walking trail are maintained as a cohesive group without the introduction of new vacation cabins in their immediate vicinity.</p>	<p>The works proposed to the cabins will not impact the reading of the cabins as a group. All proposed works are consistent with the character of the original and the collective group and no new cabins are proposed within their vicinity.</p>
<p>Policy 6.1.9 Conservation and on-going management of Currawong as an historic tourism and eco-recreation venue shall seek to generate sufficient direct and indirect income and revenue to achieve long term economic sustainability within the context of its identified heritage significance and carrying capacity for tourism.</p>	<p>Due to the nature of the works as primarily upgrade works, the proposed additions and alterations to the cabins will enhance the amenity of the venue for tourism, thereby allowing for the continued financial feasibility of the site to fund ongoing conservation and maintenance of the place.</p>
<p>6.2 Conserve the Natural Landscape Setting</p> <p>Policy 6.2.6 All new landscaping and revegetation should be comprised of locally indigenous plants and blend in with the existing landscape plantings. Old plantings and fruit trees which are not of heritage significance may be replaced as needed.</p>	<p>The following plant schedule is in line with this policy. The following was supplied by Thompson Berrill Landscape Design and includes indigenous plants.</p>

Policy	Discussion																																																
	<p style="text-align: center;">CURRAWONG BEACH STAGE 2 PLANTING SCHEDULE</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Code</th> <th>Botanical Name</th> <th>Common Name</th> <th>Size</th> <th>C</th> </tr> </thead> <tbody> <tr> <td colspan="6" style="text-align: center;">Grasses and Strappy Plants</td> </tr> <tr> <td>25</td> <td>Ic</td> <td><i>Imperata cylindrica</i></td> <td>Blady Grass</td> <td>tube</td> <td>M</td> </tr> <tr> <td>25</td> <td>LI</td> <td><i>Lomandra longifolia var. longifolia</i></td> <td>Spiny-headed Mat-rush</td> <td>tube</td> <td>M</td> </tr> <tr> <td>25</td> <td>Gg</td> <td><i>Gahnia grandis</i></td> <td>Saw Sedge Grass</td> <td>tube</td> <td>M</td> </tr> <tr> <td>25</td> <td>Ac</td> <td><i>Austrodanthonia caespitosa</i></td> <td>Wallaby Grass</td> <td>tube</td> <td>M</td> </tr> <tr> <td>26</td> <td>Ta</td> <td><i>Themeda australis</i></td> <td>Kangaroo Grass</td> <td>tube</td> <td>M</td> </tr> <tr> <td>126</td> <td colspan="5" style="text-align: center;">TOTAL SPECIES</td> </tr> </tbody> </table> <p>In addition, no alteration to the existing landscaping is proposed. The proposed plantings will be an addition within the cabin curtilage to the existing landscaping</p>	No.	Code	Botanical Name	Common Name	Size	C	Grasses and Strappy Plants						25	Ic	<i>Imperata cylindrica</i>	Blady Grass	tube	M	25	LI	<i>Lomandra longifolia var. longifolia</i>	Spiny-headed Mat-rush	tube	M	25	Gg	<i>Gahnia grandis</i>	Saw Sedge Grass	tube	M	25	Ac	<i>Austrodanthonia caespitosa</i>	Wallaby Grass	tube	M	26	Ta	<i>Themeda australis</i>	Kangaroo Grass	tube	M	126	TOTAL SPECIES				
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<p>6.5 Conserve the Cultural Landscape</p> <p>Policy 6.5.2 Ensure that any upgrading or adaptive re-use of any particular building or site feature respects its values and contribution to the overall character and value of the layered cultural landscape.</p>	<p>The proposed upgrade works to the six subject cabins have responded to the significant values and features of the cabins as outlined in the CMP.</p> <p>The works proposed are consistent for all six cabins, one of which (cabin 3 <i>Platypus</i>) has been identified in the CMP as being of “High Significance” for the “Overall Building”. To mitigate potential impact to the identified heritage significance of the cabins (including cabin 3), the proposed additions for bathrooms have been located at the rear of the cabins, to avoid visibility in significant vistas and to retain the original size and scale of the cabins when viewed from their primary elevations. The original form and massing of the cabins remains able to be interpreted.</p> <p>The proposed works to the front elevations includes;</p> <ul style="list-style-type: none"> • the removal of asbestos cladding, to be replaced with 8mm thick CFC board detailed to match, • The inclusion of 600mm of a stainless-steel fireplace flue on the roof, • the installation of compliant bushfire screens and flyscreens to the doors, windows and under the house and • The extension of the decks. <p>All these works have been designed to have minimal impact to the overall building character and form. Regardless of the changes, the structures will retain their original, minimalist scale and character.</p>																																																

Policy	Discussion
	<p>In addition to these works, it is proposed to install one new timber framed double hung sash window to the eastern façade of cabin 4 (<i>Magpie</i>). This cabin has been rated as moderate in the CMP and the addition of this window will not have a significant impact. This additional window will enhance the amenity of the interior and is consistent with the form and materiality of the existing window fenestration, while being apparent on close inspection as a new element.</p> <p>Works proposed to the interior includes new bedroom, kitchen and bathroom fit out (which is all identified in the CMP as having Low Significance) and a new, 900mm wide, opening in the wall between the entrance hallway and kitchen. This opening will not alter the overall floor plan of the cabin.</p> <p>All other major works, as discussed will be located to the rear and will be recognisable as contemporary additions as well as being subservient in scale to the main cottage form.</p>
<p>6.6 Conserve the Historic Built Environment</p> <p>Policy 6.6.2 Retain and conserve the group of nine historic cottages, including the isolated Kenny's Cottage near the jetty in the context of their unified architectural presentation, on-going use and contribution to the historic tourism venue.</p>	<p>The proposed works are in keeping with this policy. The proposed works will be consistent across all nine cabins (works to cabins <i>Kookaburra</i>, <i>Goanna</i> and <i>Blue Tongue</i>) were approved by Council in February 2018.</p> <p>No new cabins are proposed, and all proposed bathroom additions are proposed to the rear of the cabins, allowing the primary elevations to retain their existing presentation.</p>
<p>Policy 6.6.5 Conservation of Midholme, the cabins and cottages that form the nucleus of the historic tourism resource shall include careful and sensitive periodic upgrading of their facilities, including kitchens, bathrooms and WCs, lighting power, water supply and safety equipment to ensure that they remain attractive within the specific market place for a low-key vacation facility.</p>	<p>The proposed works are in keeping with this policy as the works proposed upgrades to all six kitchens, new bathrooms and the construction of single water tanks for each cabin to improve sustainability. This is a utility which is reversible and in keeping with the character.</p>
<p>6.12 Skilled and Experienced Personnel</p> <p>Policy 6.12.1 Competent and experienced direction and supervision should be maintained at all stages, and any conservation and maintenance work should be implemented by professionals and/or tradespeople with appropriate conservation experience and knowledge of traditional building skills.</p>	<p>A heritage architect will be appointed to oversee all future design development and construction work in line with this policy, and where required by conditions of consent.</p>
<p>7 Implementation</p> <p>7.1 Conserve the Natural Landscape and Setting</p>	

Policy	Discussion
<p>Guideline 7.2.1 As financial resources permit, undertake programmes of natural resource management to overcome or mitigate activities, including sewerage disposal, which have previously or continue to adversely impact the natural and bio-diversity values of the ecosystems within the State Park and adjoining waterways.</p>	<p>Detail of services will be resolved as part of future design development in consultation with a heritage architect, however it is noted that the proposed bathroom additions are located generally in the area of the existing outhouse structures.</p>
<p>Guideline 7.2.2 Seek the utilisation of new technologies in the upgrading of existing and potential facilities to reduce visitor impact on the environment.</p>	<p>The installation of water-tanks for each cabin will improve sustainability of the place and address water conservation issues. The water tanks are sympathetic within the rural bushland character of the place and are entirely reversible structures which do not require intervention into significant fabric and will not result in any adverse visual impact.</p>

Policy	Discussion
<p>7.6 Conserve the Historic Built Environment</p> <p>Guideline 7.6.1 Buildings of High significance must be retained. Buildings of High significance may be adapted to ensure the long-term viability of the original function if the structure's original form is conserved and remains clearly discernible; any addition is to be subordinate to the original. Internal alterations to buildings of High significance should ensure that the original function and configuration of the significant spaces is discernible. The 1949 Games Room is in particularly poor structural condition due to termite attack and lack of maintenance. As much fabric as possible of this Games Room should be retained, though a reconstruction in a similar form with interpretation of the reused fabric would be acceptable.</p>	<p>The Overall Building of cabins 3 and 9 have been identified as High significance in the CMP. Works to cabin 9 (<i>Blue Tongue</i>) have previously been approved by Council as part of the first stage of works.</p> <p>The proposed works will not alter the original function or character of the buildings. It is proposed to replace the existing cladding with 8mm thick CFC board, detailed to match existing, so that the mid-century minimalist character of the structures is retained.</p> <p>The upgrade of other features, for example the screens on the windows and doors, are for fire prevention/protection and insects, and will improve the amenity of the buildings without requiring significant intervention to fabric and structure. Provision of new, separate bathroom additions to the rear of each cabin will improve the basic amenity of the place and allow for the continued use and occupation of the place as an eco-tourism park. The overall conservation of the place is only achievable through the continued occupation and use of the buildings, which will be facilitated by these minor upgrades.</p> <p>Minor works to the interior of the cabins include new fit out and proposed new openings (for access to new indoor bathroom and opening in the hallway through to the kitchen) will not impact the ability to read the original arrangement of the cabins but will enhance the use of the cabin for visitors. Interiors have been graded as Low Significance in the CMP, and therefore the replacement of this fit out will not impact any significant fabric.</p> <p>The works outlined in this proposal are consistent with the works that have been approved for cabins <i>Kookaburra</i>, <i>Goanna</i> and <i>Blue Tongue</i>. Overall, the proposed works will allow for the cabins to function as a cohesive group and retain the significant character of the buildings, without major intervention.</p>
<p>Guideline 7.6.2 Original buildings of Moderate Significance should be retained, namely Cabins 2, 4, 5, 6, 7 and 8. The 1949 maintenance shed is in particularly poor structural condition. As much fabric as possible of this shed should be retained, though a reconstruction in a similar form with interpretation of the reused fabric would be acceptable.</p>	<p>Similar to the works above, the proposed alterations and additions have been designed with consideration to the original use, form and design. The cabins will retain their minimalist form as the additions to the rear have been designed in a simplistic yet contemporary style and will be recognisable as a contemporary addition, subservient in form. The proposed locations for the bathrooms also mean the front of the cabins will retain their original form and character and presentation in views and vistas.</p>
<p>Guideline 7.6.5 If additions are contemplated to create larger internal kitchens, bathrooms etc. These</p>	<p>The proposed bathroom additions have been located at the rear in accordance with this policy.</p>

Policy	Discussion
<p>should be confined to the rear of the cabins that face the adjoining rising slopes.</p>	
<p>Guideline 7.6.6 Recognition should be given to the differing architectural character of various cabins. The material textures, profiles and rhythms of repeated elements in each cabin must be retained in any refurbishment.</p>	<p>There are slight variations with the design of each of the bathroom additions and deck extensions which respond to the differing architectural character of the cabins and topography of the environment. However, the character overall remains generally consistent. Replacement of exterior cladding and materials has been designed to replace like with like, to ensure that the existing character and rhythm of each cabin is retained.</p>
<p>Guideline 7.6.7 Internal structural alterations to individual cabins should be limited to opening walls to create a more spacious interior. New openings in original walls must retain evidence of the original layout, such as nibs.</p>	<p>The openings proposed between the hallway and kitchens have been designed in accordance with this policy. The openings include the removal of a section of the wall to create a new opening. The original layout of the cabins will be retained.</p>
<p>Guideline 7.6.8 Consideration may be given to creating larger decks.</p>	<p>Larger decks have been proposed. These are minor enlargements to the front of the cabins to provide a more spacious exterior space. While the decks will be larger, the overall character will not be altered as a result, and therefore the provision of larger decks to the primary elevations is considered acceptable.</p>
<p>Guideline 7.6.9 The outside toilets in some of the cabins should be retained. These may be upgraded within the overall sewerage plan for the site or alternative new composting toilets could be installed.</p>	<p>It is proposed to retain one outhouse for cabin 3 (<i>Platypus</i>). This will assist to interpret the original setting for the other cabins.</p> <p>It is proposed to remove asbestos and reclad to match existing detail (including colour). The setting for the outhouse will also be retained, including the sandstone pavers.</p> <p>The remaining five outhouses are proposed for replacement due to the close proximity of the cabins, and the varying topography of the site. The retention of other outhouses was considered however, this would have resulted in a larger impact to the overall cabin structures. To upgrade the amenities of the cabins, this would have required further intervention to the form and physical fabric of the cabins. Therefore, the replacement of the remaining five outhouses with the proposed bathroom additions is preferred. In addition the upgraded bathrooms allows for the longevity and conservation of the overall heritage significance of the place.</p>
<p>Guideline 7.6.10 Former foundation piles adjacent to some cabins shall be retained in-situ.</p>	<p>It is proposed to use the former foundation piles as a base for the proposed water tanks. Where required, sandstone piers to match the existing will be added.</p> <p>This is acceptable as it retains the piles while also adaptively reusing them for the installation of a water tank. It is presumed that tanks may have been located here previously.</p>

Policy	Discussion
<p>Guideline 7.6.13 While hazardous material such as asbestos cement sheeting, roofing and detailing has deteriorated or been damaged to the point where it must be replaced to protect the integrity of the building or feature, it should be replaced with a contemporary material with the same appearance and detailing.</p>	<p>The removal of the asbestos cladding has been proposed in conjunction with the installation of a contemporary material (CFC board) designed to match the existing. This austere materiality retains the minimalist mid-century character of the buildings.</p>
<p>Guideline 7.6.20 Include sufficiently sized water tanks for each cabin and State Park building.</p>	<p>The water tanks proposed are in accordance with this policy. The water tanks proposed are 2m (diameter) x 1800mm (high) zincalume corrugated metal rainwater collection tanks. There are no heritage impacts as a result of the proposed water tanks, as previously outlined herein.</p>
<p>7.7 Manage and Upgrade Site Infrastructure</p> <p>Guideline 7.7.2 Rainwater tanks shall be provided for each existing and potential new holiday cabin to provide sufficient portable water.</p>	<p>As above.</p>
<p>Guideline 7.7.7 BBQ facilities should be constructed to be used by both day trippers and staying visitors.</p>	<p>It is proposed to improve the existing BBQ areas for each cabin. The works include new sandstone flag stone paving linking the cabin with the existing sandstone BBQs and the installation of a new folded coreten steel wood store for the BBQ.</p> <p>These works will enhance the use of the cabins for staying visitors. The proposed materials and location are in keeping with the existing setting and surroundings of the cabins.</p>
<p>Guideline 7.7.8 An appropriate lighting strategy may be implemented for the footpaths and pathways to and from the holiday cabins.</p>	<p>Where required, a lighting strategy will be resolved as part of future design development with heritage architect.</p>
<p>Guideline 7.7.9 Existing footpaths may be upgraded, and fabric replaced as required.</p>	<p>In conjunction with this policy, it is proposed as part of the landscape plan to upgrade walkways around the cabins. The proposed works include to retain and make good existing sandstone flags and the pavement of the rear of the cabins.</p> <p>These works are considered acceptable as they are in keeping with the existing setting and will enhance accessibility to and around the cabins.</p>
<p>Guideline 7.7.10 New footpaths may be laid provided that these do not interrupt aspects of significance on the site.</p>	<p>New paved areas around the proposed bathroom additions are also proposed. This area will become a clothesline area with the installation of fold up wall mounted clothes line (attached to the new bathroom additions) and the pavers proposed in this area will be a simple stackbond pattern of 600x600 pavers in an exposed aggregate concrete finish.</p> <p>Due to the location at the rear, this proposal will not interrupt aspects of the significance on the site.</p>

Policy	Discussion
<p>7.8 New Development Opportunities</p> <p>Guideline 7.8.1 Current identified opportunities for new development within the State Park include, upgrading and expanding the group of cabins that stretch along the upper pathway.</p>	<p>The works proposed are in line with this guideline. The works are intended to upgrade the cabins to enhance the experience for staying visitors and to enhance the environmental sustainability of the cabins.</p>
<p>Guideline 7.8.3 Where upgrading or development proposals for the built environment are being considered, undertake an appropriate amount of liaison with the Pittwater State Park Trust and relevant external agencies and stakeholders to ensure that such proposals are soundly considered and have the necessary level of support in principle.</p>	<p>Liaison between the relevant stakeholders took place on a number of occasions which has led to the final design proposed. This has been managed predominately by Northern Beaches Council.</p>
<p>Guideline 7.8.4 Where upgrading or development proposals for the built environment are not consistent with the standard exemptions, prepare relevant documentation, including statements or heritage impact, for inclusion in S60 applications under the NSW Heritage Act, and/or Integrated Development Applications under the EP&A Act to Pittwater Council.</p>	<p>This HIS has been prepared to accompany a section 60 application.</p>
<p>Guideline 7.8.5 Where upgrading or development proposals for the built environment are proposed, prepare and submit formal applications to relevant external agencies as required.</p>	<p>This HIS will accompany all relevant formal applications including an application to the Northern Beaches Council and the NSW Heritage Division.</p>

5.4. HERITAGE DIVISION GUIDELINES

The proposed works are addressed in relation to relevant questions posed in the Heritage Division's 'Statement of Heritage Impact' guidelines.

Table 7 – Heritage Division Guidelines

Question	Discussion
<p>The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:</p>	<p>Overall, the proposal is supported from a heritage perspective for the reasons outlined in the assessment hereunder and will have no detrimental impact on the local and state heritage values of the place or the conservation area.</p> <p>All development has responded to the heritage significance of the heritage conservation area and reflects the significant use, character and fabric of this conservation area. New additions are minor and are subservient in scale to the existing buildings and have been carefully sited to avoid visual impacts. There are no adverse impacts on the heritage conservation area as a result of the works. Similar works have been approved to three of the cabins.</p> <p>The proposed works are in keeping with the intent and policy of the current CMP. Replacement of existing materials with like materials will have no detrimental impact on the significance of the place.</p> <p>It is proposed to retain one outhouse for cabin 3 (<i>Platypus</i>), the cabin graded as High Significance. All of the other outhouses are proposed for replacement with new bathroom additions, in the same location to access existing services. The new bathroom additions, as discussed previously, will substantially improve the amenity for guests using the cabins, and will allow for the continued occupation of the place for tourism. Therefore, the removal and replacement of the majority of the outhouses is acceptable, as it allows for the longevity and conservation of the overall heritage significance of the place.</p> <p>The design of the proposed alterations and additions respect the heritage significance of the cabins and their setting. This has been achieved through the location, materiality and modest scale of the works proposed. The works will be clearly new and contemporary in design, but are responsive to the character and materiality of the main cabin buildings, subservient in form (set below the main ridge with a skillion roof) and modestly scaled, allowing for the interpretation of the principal original form. They will be low in scale and form and located to the rear of cabins to avoid potential visual impacts.</p> <p>Internal modifications are necessary for amenity and will only require removal of fabric of Low Significance and will have no adverse heritage impact. Extension of the front decks will not alter the principal frontages of cabins to a noticeable degree and this will have a negligible impact.</p>
<p>The following aspects of the proposal could detrimentally impact on heritage significance.</p>	<p>There are none identified. The proposed upgrades are required to facilitate the ongoing occupation of the cabins, and therefore maintain the continued use of the place as an eco-tourism destination.</p>

Question	Discussion
<p>The reasons are explained as well as the measures to be taken to minimise impacts:</p>	
<p>Minor additions</p> <p>How is the impact of the addition on the heritage significance of the item to be minimised?</p> <p>Can the additional area be located within an existing structure? If no, why not?</p> <p>Will the additions visually dominate the heritage item?</p> <p>Is the addition sited on any known or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?</p> <p>Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?</p>	<p>As discussed above, the new bathroom additions, as discussed previously, will substantially improve the amenity for guests using the cabins, and will allow for the continued occupation of the place for tourism.</p> <p>The design of the proposed alterations and additions respect the heritage significance of the cabins and their setting. This has been achieved through the location, materiality and modest scale of the works proposed. The works will be clearly new and contemporary in design, but responsive to the character and materiality of the main cabin buildings. They will be low in scale and form and located to the rear of cabins to avoid potential visual impacts and ensure the presentation of the cottages in the main views and vistas are retained and conserved.</p> <p>It is beyond the scope of this report to assess the archaeological potential of the site.</p>
<p>Repainting</p> <p>Have previous (including original) colour schemes been investigated? Are previous schemes being reinstated?</p> <p>Will the repainting effect the conservation of the fabric of the heritage item?</p>	<p>The proposed new cladding will be painted to match existing, however the colour of the bathroom additions colour is yet to be confirmed. This will be resolved during future design development and consultation with a heritage consultant. Colours will be recessive in the landscape and respond to the mid-century character of the cabins.</p>
<p>Re-roofing/re-cladding</p> <p>Have previous (including original) roofing/cladding materials been investigated (through archival and physical research)?</p> <p>Is a previous material being reinstated?</p> <p>Will the re-cladding effect the conservation of the fabric of the heritage item?</p> <p>Are all details in keeping with the heritage significance of the item (e.g. guttering, cladding profiles)?</p> <p>Has the advice of a heritage consultant or skilled tradesperson (e.g. slate roofer) been sought?</p>	<p>The proposed new roofing material is in keeping with the original roof materiality (sheet metal).</p> <p>The new roof cladding is in keeping with the original materiality and as such will not impact the significance of the cabins. The inclusion of the bushfire amber mesh is new to the design, however, will not impact the roof form or the overall form and proportions of the structures. This is consistent with the CMP policy as assessed above.</p> <p>Advice was provided by a heritage consultant regarding the re-cladding and the installation of bushfire amber mesh to the guttering.</p> <p>Recladding of the cabins with a like material is supported from a heritage perspective.</p>

Question	Discussion
<p>New services (e.g. air conditioning, plumbing)</p> <p>How has the impact of the new services on the heritage significance of the item been minimised?</p> <p>Are any of the existing services of heritage significance? In what way? Are they affected by the new work?</p> <p>Has the advice of a conservation consultant (e.g. architect) been sought? Has the consultant's advice been implemented?</p> <p>Are any known or potential archaeological deposits (underground and under floor) affected by the proposed new services?</p>	<p>The location of the bathroom additions is in the same location as the existing (proposed to be demolished) outhouses which means that new services will have generally limited impact to new areas surrounding the cabins or to the landscape. Details will be resolved during design development under the supervision of a heritage architect.</p> <p>Due to the retention of the outhouse for cabin 3, the bathroom addition will be in a different location, at the rear of the cabin. This bathroom will require new services. These details will be resolved during design development under the supervision of a heritage architect.</p> <p>It is beyond the scope of this report to assess the archaeological potential of the site.</p>
<p>Fire upgrading</p> <p>How has the impact of the upgrading on the heritage significance of the item been minimised?</p> <p>Are any of the existing services of heritage significance? In what way? Are they affected by the new work?</p> <p>Has the advice of a conservation consultant (e.g. architect) been sought? Has their advice been implemented?</p> <p>Are any known or potential archaeological deposits (underground or under floor) affected by the proposed new services?</p> <p>Has the advice of a fire consultant been sought to look for options that would have less impact on the heritage item?</p> <p>Will this advice be implemented? How?</p>	<p>Fire upgrading is required given the cabins' bush location. The upgrades include bushfire amber mesh to the guttering around the cabins and bushfire mesh to the areas between the foundation pillars underneath the cabins and to the windows and doors. These minor changes will not significantly alter the appearance of the buildings and are acceptable as they will provide increased fire protection for the significant fabric and visitors whilst retaining the significant character of the place.</p> <p>Advice from a heritage architect and fire consultant has been sought during the development of the current design.</p>
<p>New landscape works (including car parking and fences)</p> <p>How has the impact of the new work on the heritage significance of the existing landscape been minimised?</p> <p>Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?</p>	<p>New landscaping elements are both sympathetic to the existing landscaping of the cabins and are in accordance with the guidelines and policies outlined in the CMP.</p> <p>It is proposed to retain and make good existing sandstone pavers and new pavers (confined to the rear of the cabins) will be sympathetic in fabric but contemporary. There are no major impacts on existing or significant bushland vegetation.</p> <p>It is beyond the scope of this report to assess the archaeological potential of the site.</p>

Question	Discussion
<p>Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?</p> <p>Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?</p> <p>How does the work impact on views to, and from, adjacent heritage items?</p>	

6. CONCLUSION AND RECOMMENDATIONS

Overall, the proposal is supported from a heritage perspective and will have no detrimental impact on the local and state heritage values of the place or the conservation area.

All development has responded to the heritage significance of the heritage conservation area and reflects the significant use, character and fabric of this conservation area. New additions are minor and are subservient in scale to the existing buildings and have been carefully sited to avoid visual impacts. There are no adverse impacts on the heritage conservation area as a result of the works. Similar works have already been approved to three cabins. These works were likewise assessed to have no adverse impacts and would improve the amenity and viability of the existing cabins to continue their significant use. It is noted that the overall conservation of the place is only achievable through the continued occupation and use of the buildings, which will be facilitated by these minor upgrades.

The proposed works are in keeping with the intent and policy of the current CMP. Replacement of existing materials with like materials will have no detrimental impact on the significance of the place.

It is proposed to retain one outhouse for cabin 3 (*Platypus*), the cabin graded as High Significance. This will assist to interpret the original arrangement for the remainder of the cottages. All of the other outhouses are proposed for replacement with new bathroom additions, in the same location to access existing services. The new bathroom additions will substantially improve the amenity for guests and will allow for the continued occupation of the place for tourism. Therefore, the removal and replacement of the majority of the outhouses is acceptable, as it allows for the longevity and conservation of the overall heritage significance of the place.

The design of the proposed alterations and additions respect the heritage significance of the cabins and their setting. This has been achieved through the siting, materiality and modest scale of the works proposed. The works will be clearly new and contemporary in design, but responsive to the character and materiality of the main cabin buildings. The additions are lower than the ridgeline of the main cabins, with a low pitched skillion roof. Sited to the rear, they minimise and mitigate visual impacts, ensuring that the additions are not apparent in primary views and vistas and do not alter the character of the place. The original principal form of the cabins remains able to be interpreted. Extension of the front decks will not alter the principal frontages of cabins to a noticeable degree and this will have a negligible impact.

Internal modifications are necessary for amenity and will only require removal of fabric of Low Significance and will have no adverse heritage impact.

The proposed works are supported from a heritage perspective and are recommended for approval subject to the following recommendation:

- A Heritage Architect should be appointed to work with the project team throughout the design development and construction phases to ensure appropriate resolution of details such as services, lighting, colours schemes and internal fixtures and fittings.

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

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