

Ms Rebecca Englund  
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Dear Rebecca

**HERITAGE COUNCIL OF NSW – GENERAL TERMS OF APPROVAL  
INTEGRATED DEVELOPMENT APPLICATION IDA/2019/080**

**Site:** 1A Currawong Beach Currawong Beach SHR 01784  
**Proposal:** Proposed building alterations and additions to six (6) holiday cabins including timber decks and associated landscaping  
**Additional Information** Yes, received 1/10/19  
**Requested:**

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

**APPROVED DEVELOPMENT**

1. Development must be in accordance with:
  - a) Architectural drawings, prepared by Building Assets Northern Beaches Council as listed below:

Dwg No	Dwg Title	Date	Rev
<b>Project Name: Currawong Beach Stage 2 – Cabins 3-8</b>			
DA00	Drawing Register and General Notes	July 2019	B
DAS01	Site Plan, Construction Sediment Control Plan	July 2019	B
DAAMF01	Materials and Finishes Schedule	July 2019	B
DAPL01	'Platypus' cabin no 3 – Floor Plan, Section and Elevations	July 2019	B
DAPL02	'Platypus' cabin no 3 – Roof Plan, Section and details	July 2019	B
DAM01	'Magpie' cabin no 4 – Floor Plan, Section and Elevations	July 2019	B
DAM02	'Magpie' cabin no 3 – Roof Plan, Section and details	July 2019	B
DAL01	'Lorikeet' cabin no 5 – Floor Plan, Section and Elevations	July 2019	B
DAL02	'Lorikeet' cabin no 5 – Roof Plan, Section and details	July 2019	B
DAW01	'Wallaby' cabin no 6 – Floor Plan, Section and Elevations	July 2019	B
DAW02	'Wallaby' cabin no 6' – Roof Plan, Section and details	July 2019	B

DAPS01	'Possum' cabin no 7 – Floor Plan, Section and Elevations	July 2019	B
DAPS02	'Possum' cabin no 7 – Roof Plan, Section and details	July 2019	B
DAE01	'Echidna' cabin no 8 – Floor Plan, Section and Elevations	July 2019	B
DAE02	'Echidna' cabin no 8 – Roof Plan, Section and details	July 2019	B

b) Landscape drawings, prepared by Thompson Berrill Landscape Designs P/L as listed below:

Dwg No	Dwg Title	Date	Rev
<b>Project Name: Currawong Beach Stage 2 – Cabins 3-8</b>			
CB-S2-00	Cover Sheet	11/06/19	D3
CB-S2-01	Context Plan	11/06/19	D3
CB-S2-02A	Cabin Landscape Plans	11/06/19	D3
CB-S2-02B	Cabin Landscape Plans	11/06/19	D3
CB-S2-02C	Cabin Landscape Plans	11/06/19	D3
CB-S2-02D	Cabin Landscape Plans	11/06/19	D3
CB-S2-02E	Cabin Landscape Plans	11/06/19	D3
CB-S2-02F	Cabin Landscape Plans	11/06/19	D3
CB-S2-03A	Typical Details	11/06/19	D3
CB-S2-03B	Material Palette and Planting Schedule	11/06/19	D3

- c) *Statement of Environmental Effects (SOEE) – Restoration of six (6) cabins at Currawong State Park, Pittwater*, prepared by Gina Hay, dated June 2019;
- d) *Statement of Heritage Impact, Currawong Workers' Holiday Camp (SOHI)*, prepared by Urbis, dated 2 April 2019;
- e) *Currawong - Archaeologist Assessment for Development Consent Conditions*, prepared by Phil Hunt, dated 7 June 2018
- f) *Heritage Interpretation Strategy and Implementation Plan Currawong Workers' Holiday Camp*, Urbis, 25 February 2019
- g) *Asbestos Buildings Materials Assessment, Various Buildings, 1a Currawong Beach*, Prensa, June 2014

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

## 2. WORKS NOT APPROVED

The following proposed works are **not approved** unless as amended under the following conditions of approval:

- a) Demolition of existing external and internal cladding, the bathroom addition including opening of the western wall, creation of the kitchen servery, the enlarged deck and the installation of a fireplace to Cabin 3.
- b) New window on eastern elevation of Cabin 4
- c) Removal of the multi paned front doors.
- d) Rear highlight window to the existing bedroom of Cabins 5, 6 and 7.

- e) Revised plans, that indicate the above amendments, are to be submitted for assessment and approval by the Heritage Council of NSW (or delegate) with the S.60 application.

**Reason:** *To ensure that the proposal will not impact the significance of the original fabric of Currawong Workers' Holiday Camp.*

### 3. AMENDMENTS TO APPROVED PLANS

The approved plans are to be amended as follows:

- a) Cabin 3 is to be maintained in its original layout and with original fabric as a 'retention in sample'. All asbestos cladding on Cabin 3 must be retained insitu in accordance with the recommended method to 'encapsulate exposed sections and maintain in a good condition' (Asbestos Buildings Materials Assessment, Various Buildings, 1a Currawong Beach, Prensa, June 2014, Appendix C).
- b) The proposed BAL29 deck to Cabin 3 is to be constructed to match the existing configuration. Access to the lawn area or a small sandstone paved area at the south of the cabin can be provided. A freestanding clothesline is to be provided at the rear of the cabin.
- c) The layout of the bathroom additions to Cabins 5, 6, 7 and 8 is to replicate the proposed bathroom addition layout of Cabin 4 Magpie. The perimeter paths to the additions is to be to maximum 1000mm width and the drying area is to be relocated to the rear western wall of the addition or else be a freestanding structure.
- d) Proposed retaining wall to the rear of Cabin 3 is to be sandstone/sandstone faced concrete block to match similar wall at Cabin 1 Kookaburra.
- g) Revised plans, that indicate the above amendments, are to be submitted for assessment and approval by the Heritage Council of NSW (or delegate) with the S.60 application.

**Reason:** *To ensure that the proposal will not impact the significance of the original fabric of Currawong Workers' Holiday Camp.*

### 4. ADDITIONAL INFORMATION

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

- a) Detail of the proposed timber retaining wall at the rear of the cabins is to be provided.
- b) Details of the any excavation required for required additional water and sewer lines is to be provided.
- c) A detailed methodology of the proposed removal of asbestos cladding, wall lining, windows, doors, roofing and services and reconstruction of the cabins including the removal, secure storage, repair and reinstatement of existing fabric should be provided with the s60 application.
- d) Details of the rear doors have not been provided. Proposed details of external doors and lighting to cabins is to be provided.
- e) Details of proposed materials and finishes to bathrooms and kitchens are to be provided.

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

## 5. CABIN 4, 5, 6, 7 and 8 RECONSTRUCTION

- a) The recladding of the cabins must be completed within 12 months of the removal of the asbestos perimeter sheeting from the first cabin.
- b) The reroofing of the cabins including flashing, capping, gutters and downpipes must be completed within 12 months of the removal of the existing metal roof sheeting from the first cabin.

**Reason:** *The character of the structures contributes to an understanding of the use and occupancy of the whole of the Currawong Workers' Holiday Camp.*

## SPECIALIST TRADESPERSONS

6. All work to, or affecting, significant fabric at Currawong Workers' Holiday Camp shall be carried out by suitably qualified tradespersons with practical experience in conservation and restoration of similar heritage structures, materials and construction methods.

**Reason:** *So that the construction, conservation and repair of significant fabric follows best heritage practice.*

## HERITAGE CONSULTANT

7. A suitably qualified and experienced heritage consultant must be nominated for this project. The nominated heritage consultant must provide input into the detailed design, provide heritage information to be imparted to all tradespeople during site inductions, and oversee the works to minimise impacts to heritage values. The nominated heritage consultant must be involved in the selection of appropriate tradespersons and must be satisfied that all work has been carried out in accordance with the conditions of this consent.

**Reason:** *So that appropriate heritage advice is provided to support best practice conservation and ensure works are undertaken in accordance with this approval.*

## HERITAGE INTERPRETATION PLAN

8. The Heritage Interpretation Strategy and Implementation Plan for Currawong Workers' Holiday Camp prepared by Urbis dated 25 February 2019 submitted with the previous application must be amended to include the remaining six cabins in accordance with the Heritage publication 'Interpreting Heritage Places and Items Guidelines' (2005), and submitted for approval to the Heritage Council of NSW (or delegate) prior to the issue of a Construction Certificate/ Government certification. The interpretation plan must detail how information on the history and significance of name of item will be provided for the public, and make recommendations regarding public accessibility, signage and lighting. The plan must identify the types, locations, materials, colours, dimensions, fixings and text of interpretive devices that will be installed as part of this project.

9. The approved interpretation must be in place on site prior to the issue of an occupation certificate.

**Reason:** *Interpretation is an important part of every proposal for works at heritage places.*

## SITE PROTECTION

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

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

## **PHOTOGRAPHIC ARCHIVAL RECORDING**

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

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

## **HISTORICAL ARCHAEOLOGY**

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

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

*Reason: To appropriately manage archaeological resources.*

## **ABORIGINAL OBJECTS**

14. Should any Aboriginal objects be uncovered by the work which is not covered by a valid Aboriginal Heritage Impact Permit, excavation or disturbance of the area is to stop immediately and the Office of Environment & Heritage is to be informed in accordance with the *National Parks and Wildlife Act 1974* (as amended). Works affecting Aboriginal objects on the site must not continue until the Department of Premier and Cabinet has been informed and the appropriate approvals are in place. Aboriginal objects must be managed in accordance with the *National Parks and Wildlife Act 1974*.

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

## **COMPLIANCE**

15. If requested, the applicant and any nominated heritage consultant may be required to participate in audits of Heritage Council of NSW approvals to confirm compliance with conditions of consent.

*Reason: To ensure that the proposed works are completed as approved.*

## **SECTION 60 APPLICATION**

16. An application under section 60 of the *Heritage Act 1977* must be submitted to, and approved by, the Heritage Council of NSW (or delegate), prior to work commencing.

*Reason: To meet legislative requirements.*

## **ADVICE**

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

If you have any questions regarding the above approval of building alterations and additions to six (6) holiday cabins at Currawong Workers' Holiday Camp please contact Tempe Beaven, at Heritage, Community Engagement, Department of Premier and Cabinet, on 9873 8629 or [Tempe.Beaven@environment.nsw.gov.au](mailto:Tempe.Beaven@environment.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Cheryl', with a stylized flourish at the end.

**CHERYL BROWN**

Manager, Northern Region

Heritage NSW

Department of Premier and Cabinet

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