

## Heritage Referral Response

<b>Application Number:</b>	DA2023/1536
<b>Proposed Development:</b>	Alterations and additions to a Place of Public Worship (Bahai Temple)
<b>Date:</b>	11/03/2024
<b>To:</b>	Olivia Ramage
<b>Land to be developed (Address):</b>	Part Lot 52 DP 1152609 , 173 Mona Vale Road INGLESIDE NSW 2101

### Officer comments

<b>HERITAGE COMMENTS</b>
Discussion of reason for referral
<p>The proposal has been referred to Heritage as the subject site contains a heritage item and its adjoins heritage items</p> <p><b>Baha'i House of Worship</b> - 173 Mona Vale Road  <b>Laterite Site</b> (adjoining path between 173 Mona Vale Road and Mona Vale Road)  <b>Pittwater Trig Stations (Addison)</b> - 173A Mona Vale Road  <b>Group of Monterey Pines (Pinus Radiata)</b> - 169 and 169A Mona Vale Road</p>
Details of heritage items affected
<p><b>Baha'i House of Worship</b>  <u>Statement of Significance</u>  The Bahá'í House of Worship was the first house of worship for the Bahá'í Faith in Australia (1961) and as a result it is deemed culturally significant at the state level. The unique design and aesthetic appeal has made the Bahá'í House of Worship architecturally significant.</p> <p><u>Statement of Significance</u>  The Bahá'í House of Worship is located on a high portion of the ridge at Ingleside. The building is rich in religious symbolism. It has nine sides symbolising unity. Each side has an archway opening incorporating filigree work with the repeating motif of a nine pointed star. The corners of the nine sides are pronounced and capped with a small dome on the lower tier. The second tier is narrower than the base with the nine sides dominated by a large arch windows with filigree work.</p> <p><b>Laterite Site</b>  <u>Statement of Significance</u>  The laterite site at Ingleside is an important part of Pittwater's geoheritage. Sydney's laterite fossil soils indicate climate change and continental drift. Laterites are rare and threatened in Sydney and Pittwater contains only a few sites, which are under threat from ridge-top residential developments, quarrying and roadworks. The laterite site has scientific, educational and rarity values at a local level.</p> <p><u>Physical Description</u>  Laterite profiles in the Sydney area are generally regarded as fossil soils, formed on a peneplain, at or near sea level, under a tropical climate. Present-day weathering has resulted in new profiles being developed on these much older fossil soil profiles. Lateritic soils are porous and may contain clay minerals. Commonly lighter in colour (red, yellow, and brown) where freshly broken, it is generally soft when freshly quarried but hardens on exposure.</p>

### **Pittwater Trig Station (Addison)**

#### Statement of Significance

The Trigonometrical Stations of Pittwater are of high local significance for their association with the first Trigonometrical Survey of NSW in 1867. The early Trigonometrical Stations all have some significance for their record of nineteenth-century surveying prior to the opening up of new residential areas. Over one hundred such stations were established in the Lower Hawkesbury catchment area at that time, eighteen of them are located in what is now the Pittwater Local Government Area. Occupying prominent positions in the landscape and often affording fine views, they combine natural values with the cultural values of European settlement

#### Physical Description

The trigonometrical stations have the same general appearance and are in varying physical condition (see Physical Condition and Archaeological Potential field). Their most obvious feature is a sandstone cairn generally two metres in diameter at the base and over 1.5 metres high. The cairn, or pile, supports a tall wooden mast. At the top of the mast are generally two circular galvanised metal vanes one of which bears the name of the station. At ground level, a metal plug constitutes the permanent mark. These are not always visible.

### **Group of Monterey Pines**

#### Statement of Significance

The Group of Monterey Pines (*Pinus Radiata*) are a cultural landscape feature associated with land clearing and farm activities at the beginning of the 20th Century. They are also associated with the Larkin family a significant local pioneer family.

#### Physical Description

A group of over twelve large Monterey Pines (*Pinus radiata*) approximately 40m high situated on the main ridge of Ingleside along Mona Vale Road near the intersection with Powderworks Road. The pines mark the site of a c.1900 farm and orchard that formerly occupied the site.

#### Other relevant heritage listings

SEPP (Biodiversity and Conservation) 2021	No	
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register		
RAIA Register of 20th Century Buildings of Significance	No	
Other	No	

#### Consideration of Application

The proposal seeks consent for works to the Baha'i House of Worship. This building itself is of high aesthetic heritage significance for its unique 9 sided design which extends out to the current raised platform and landscaping that surround the site. The location on a ridge is also of note, as its location means it is a distinctive local landmark in the area that can be seen as far away as Manly. Further it is of high cultural and social significance and is incredibly rare, being only one of 8 Baha'i Houses of Worship in the world, and the only one in Australia. Further, the building is associated with John R Brogan, a notable architect.

The proposal seeks consent for the demolition of the existing raised concrete platform, staircases

and ramps around the temple and the removal of the existing gravel paths and landscaping. This is to be replaced with a new set of raised platform of steps and ramps and extended formal landscaping including significant plantings and water features. Importantly the current 9 sided landscape design with crescents is to be reinterpreted in the new proposal, as is the two raised platforms that lead you up into the building itself.

The existing platform, stairs and landscape are relatively plain in comparison to the temple itself, and are not considered to be of such a high heritage significance and Heritage can support their removal and rebuilding. The removal of the existing platforms also allows for the rebuilding of basement walls and supports, with the addition of waterproofing and drainage to deal with water penetration issues. Heritage can support this approach noting that these items, while original, are also not considered to be of highly significant fabric and the works will support the temple itself.

The general legend plan refers to a schedule of landscape works, such as what the pavement type is but that is not specified. Heritage will condition that an update and complete schedule of external materials and colours be provided for approval prior to the CC.

Views to the site are unlikely to be affected by the proposal, and views of the temple are likely to be maintained, as long the landscaping and proposed plantings are appropriately maintained.

Given the overall high significance of the site, it is important that a heritage architect be employed to oversee the detailed design of the proposal and be involved in the works, and that a full photographic archival recording be undertaken to capture the site in its current state, prior to works commencing. This will need to include photos of the temple (inside and out), the basement, void spaces proposed to be rebuilt and the existing gardens and context of the site.

No impact the adjoining heritage items as there is sufficient physical separation between them and the site of the works.

Heritage is satisfied that the proposal has addressed Clause 5.10 of the PLEP 2014, and the Heritage provisions of Section B1 of the Pittwater 21 DCP.

Therefore Heritage raises no objections to the proposal but requires 5 conditions.

Consider against the provisions of CL5.10 of PLEP.

Is a Conservation Management Plan (CMP) Required? A CMP is not required for this proposal, but would be a useful guide for the site.

Has a CMP been provided? No

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? Yes

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

**Recommended Heritage Advisor Conditions:**

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

### **Schedule of External Materials and Colours**

An updated schedule of external materials and colours is to be provided to Council's Heritage Officer for approval, prior to the issuing of a Construction Certificate.

Details demonstrating compliance with this condition must be provided to the Principal Certifying Authority

Reason: To ensure appropriate material choice and colour selection that maintains the heritage significance of the item

### **Heritage Architect**

The applicant is to commission an experienced heritage architect to work with the consultant team throughout the design development, contract documentation and construction stages of the project. Written details of the engagement of the experienced heritage consultant must be submitted to Council for approval prior to issuing of any Construction Certificate for works on the site.

Details demonstrating compliance with this condition are to be submitted to the Principal Certifying Authority

Reason: To ensure that all matters relating to significant fabric and spaces are resolved using best practice for heritage conservation.

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

### **Discovery of Archaeological Deposits and Relics**

The Applicant must ensure that if substantial intact archaeological deposits and/or State significant relics or any other buried fabric such as works not identified in Statement of Heritage Impact, are discovered, work must cease in the affected area(s) and the Heritage Council of NSW and Northern Beaches Council must be notified. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery. Works are not to recommence without the approval of the Heritage Council of NSW

Reason: Protection of archaeological relics

### **Heritage Architect During Works**

The nominated heritage architect is to be involved in the resolution of all matters where existing significant fabric and spaces are to be subject to preservation, restoration, reconstruction, adaptive reuse, recording and demolition. The heritage consultant is to be provided with full access to the site and authorised by the applicant to respond directly to Council where information or clarification is required regarding the resolution of heritage issues throughout the project. 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.

Details demonstrating compliance with this condition must be provided to the Principal Certifying Authority.

Reason: To ensure that all matters relating to significant fabric and spaces are guided by heritage conservation best practice.

