

## Thematic History

One of the tasks required of City Plan Heritage was to review and update Pittwater's existing Heritage Studies, including the thematic local history as necessary. Subsequently, the Pittwater Community Based Heritage Study Review (2015) incorporates an updated Thematic History for Pittwater (contained in Chapter 3 of the Pittwater Community Based Heritage Study Review (2015) report).

The Working Group were given the opportunity to review and provide comments on the draft Thematic History, and the final draft Thematic History was reviewed and reworked by Historian, Sue Rosen.

It is noted that the Thematic History will continue to evolve, and future Heritage Studies and/or reviews will update it as necessary, in consultation with the community.

## Implications of heritage listing for private land owners

### *Proposed works to an item of local heritage significance*

If a Development Application (DA) is required for proposed works to an item of local heritage significance, heritage controls are triggered under the Pittwater LEP 2014 and the Pittwater 21 DCP, which require the consideration of heritage matters.

Under the Pittwater LEP 2014 (Clause 5.10(2)), a DA would be required for the following:

- (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):*
  - (i) a heritage item*
  - (ii) an Aboriginal object, and*
  - (iii) a building, work, relic or tree within a heritage conservation area.*
- (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.*
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed.*
- (d) disturbing or excavating an Aboriginal place of heritage significance.*
- (e) erecting a building on land:*
  - (i) on which a heritage item is located or that is within a heritage conservation area, or*
  - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.*
- (f) subdividing land:*
  - (i) on which a heritage item is located or that is within a heritage conservation area, or*
  - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.*

If a DA is required, the consent authority may require a heritage management document to be prepared (e.g. a Heritage Impact Statement) that assesses the extent to which the proposed works would affect the heritage significance of the relevant item (Clause 5.10(5) of the Pittwater LEP 2014). The assessment of a DA involves the consideration of any relevant heritage management document and the Assessment Officer, in conjunction with Council's Heritage Advisor, makes a recommendation as to whether the proposed works will have an acceptable impact on the heritage significance the place.

In relation to proposed works to an item of local heritage significance, the following are available:

- Conservation incentives (Clause 5.10(10) of the Pittwater LEP 2014) which provides for '...development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by [the Pittwater LEP 2014], if the consent authority is satisfied that...' the proposed development meets certain criteria, including that the '...proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance'.
- Pre-lodgement advice from Council's Heritage Advisor.

The NSW Heritage Branch publication *Heritage listing explained (What it means for you)* (refer **Attachment 4**) states that the framework for managing proposed works to items of local heritage significance is undertaken to keep heritage places authentic, alive and useful. Heritage places are not inflexibly bound by listing. Listing will not prevent any future proposed change to a heritage place. Listing permits sympathetic development of heritage places through the development assessment process. The process to gain approval ensures changes retain the significance of a heritage place.

Under the Pittwater LEP 2014, consent is not required if (Clause 5.10(3) of the Pittwater LEP 2014):

- (a) *the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:*
  - (i) *is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and*
  - (ii) *would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area.*
- (b) *the development is in a cemetery or burial ground and the proposed development:*
  - (i) *is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and*
  - (ii) *would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance.*
- (c) *the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property.*
- (d) *the development is exempt development.*

Under the Pittwater LEP 2014, exempt development is listed in Schedule 2. Under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, exempt development may be undertaken to an item of local heritage significance unless expressly stated.

*Other factors relevant to an item of local heritage significance*

*Heritage listing explained (What it means for you)* (NSW Heritage Branch) (**Attachment 4**) suggests that for individuals, '...the benefits [of heritage listing] extend beyond the timeless character often found in heritage places'. Such benefits may include higher resale values, which has been demonstrated in particular studies, and, if appropriately maintained, heritage items keep their appeal in the long-term and grow in rarity with age.

The publication also clarifies a number of myths commonly associated with local heritage listing, including:

- It does not alter ownership.
- Minor works, such as day-to-day repairs and maintenance, rarely need approval because they are likely to fulfil criteria for exempt development.
- There is no obligation to restore a listed place.
- It does not oblige owners to open their place to the public.
- No approval is needed to sell or lease a listed place.
- Owners can apply for heritage grants.

Heritage listing can reduce council rates and land tax when owners apply for a 'heritage valuation' from the NSW Valuer General's Office. An existing heritage valuation will be shown in the 'Notice of Valuation' issued for council rating purposes.

For the wider Pittwater community, listing gives certainty that the heritage qualities of the area will be protected. By identifying our heritage places, listing gives the community (and owners) certainty about what is a heritage place and provides confidence that future changes to listed places and surrounds will be sympathetic.

### **Funding from NSW Heritage Branch to establish a Local Heritage Fund**

At the Council meeting held on 21 July 2014, it was suggested that funding from the NSW Heritage Branch be sought to establish a Local Heritage Fund for Pittwater.

The NSW Heritage Branch runs the NSW Heritage Grants Program to provide funding to councils to assist with the management of heritage items in their LGA. A requirement of the Heritage Grants Program is that Councils prepare, adopt and implement a three year Heritage Strategy.

Pittwater Council's 'Heritage Strategy 2014-2017' (also reported to Council on 21 July 2014) builds upon Council's 'Heritage Strategy 2011-2014' and incorporates appropriate recommendations from the Pittwater Community Based Heritage Study Review (2015), including the establishment of a Local Heritage Fund for Pittwater to encourage and support the protection of local heritage.

The 'Heritage Strategy 2014-2017' was submitted to the NSW Heritage Branch in August 2014. Recent discussions with the NSW Heritage Branch indicate that the next opportunity to apply for funding to establish a Local Heritage Fund for Pittwater is likely to be October 2015.

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## 5.0 ATTACHMENTS / TABLED DOCUMENTS

- **ATTACHMENT 1** – Planning Proposal to amend Schedule 5 (Environmental heritage) of the Pittwater LEP 2014
- **ATTACHMENT 2** – Draft Pittwater 21 Development Control Plan (DCP) heritage controls
- **ATTACHMENT 3** – Summary of submission received during the public exhibition of the draft Pittwater Community Based Heritage Study Review
- **ATTACHMENT 4** – *Heritage listing explained (What it means for you)* (NSW Heritage Branch)
  
- **TABLED DOCUMENT** – Pittwater Community Based Heritage Study Review (2015)

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## 6.0 SUSTAINABILITY ASSESSMENT

### 6.1 GOVERNANCE & RISK

#### 6.1.1 Community Engagement

This report outlines the outcome of the consultation undertaken with owners of the recommended nominated heritage items (prior to the public exhibition of the draft Pittwater Community Based Heritage Study Review) and the public exhibition of the draft Pittwater Community Based Heritage Study Review, which was held between Saturday 2 August and Saturday 13 September 2014 (43 days inclusive). More detailed information about the consultation undertaken is in Section 4 of this report.

Should Council endorse the recommendation of this report, a statutory public exhibition would be undertaken of the Planning Proposal (**Attachment 1**) to facilitate the recommended amendments to Schedule 5 (Environmental heritage) of the Pittwater LEP 2014 and the recommended amendments to the heritage controls in the Pittwater 21 DCP.

#### 6.1.2 Risk Management

This report recommends adopting the Pittwater Community Based Heritage Study Review (2015) and facilitating/implementing its recommendations.

As identified in Section 3.5.2 of this report, the Pittwater Community Based Heritage Study Review (2015) includes a recommendation to list a number of sites owned and/or managed by Council as local heritage items. A local heritage listing may affect the ongoing future costs of managing these sites and could affect the future disposal of them.

### 6.2 ENVIRONMENT

#### 6.2.1 Environmental Impact

- The subject proposal will not impact on flora and fauna.
- The subject proposal will not impact levels of pollution.



### **6.2.2 Mitigation Measures**

- The subject proposal will not change the effect of climate change impacts.
- The subject proposal will not impact water use and management.
- The subject proposal will not impact energy use and green-house gas emissions.
- The subject proposal will not impact resource and waste management.

## **6.3 SOCIAL**

### **6.3.1 Address Community Need & Aspirations**

- The subject proposal will not affect the quality of cultural, community or recreational services available to the community.
- The subject proposal will not affect the health, safety and well-being of residents.
- The subject proposal will not affect the services of our community.
- The subject proposal will not affect the mobility of residents.

### **6.3.2 Strengthening local community**

- The subject proposal will not affect the community feeling of connectedness.
- The subject proposal will not affect the liveability of our villages.
- A recommendation of the Pittwater Community Based Heritage Study Review (2015) relates to promoting education and knowledge generation by ensuring that Council and the local community have adequate access to heritage focussed education, management and promotion through information sessions such as through Council's website and yearly workshops for the owners of the heritage items and properties within the conservation areas.

## **6.4 ECONOMIC**

### **6.4.1 Economic Development**

- The subject proposal will not create or support opportunities for local economic growth.

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**MANAGER, PLANNING & ASSESSMENT**



# PLANNING PROPOSAL PP0001/15

To implement the recommendations of the Pittwater  
Community Based Heritage Study Review (2015)

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## TABLE OF CONTENTS

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<b>PART 1: OBJECTIVES OR INTENDED OUTCOMES.....</b>	<b>3</b>
<b>PART 2: EXPLANATION OF PROVISIONS.....</b>	<b>4</b>
<b>PART 3: JUSTIFICATION.....</b>	<b>11</b>
SECTION A    NEED FOR THE PLANNING PROPOSAL.....	11
SECTION B    RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK.....	12
SECTION C    ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT.....	13
SECTION D    STATE AND COMMONWEALTH INTERESTS .....	14
<b>PART 4: MAPPING .....</b>	<b>15</b>
<b>PART 5: COMMUNITY CONSULTATION .....</b>	<b>16</b>
<b>PART 6: PROJECT TIMELINE .....</b>	<b>17</b>
<b>APPENDIX 1: CONSIDERATION OF SEPPS .....</b>	<b>18</b>
<b>APPENDIX 2: CONSIDERATION OF SECTION 117 DIRECTIONS .....</b>	<b>20</b>
<b>APPENDIX 3: PROPOSED LOT SIZE MAP .....</b>	<b>23</b>

## **PART 1: OBJECTIVES OR INTENDED OUTCOMES**

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This Planning Proposal aims to amend the Pittwater Local Environmental Plan (LEP) 2014 to incorporate the most up to date information in relation to items of local heritage significance in Pittwater.

The proposal is to amend the Pittwater LEP 2014 in accordance with the recommendations of the Pittwater Community Based Heritage Study Review (2015), which involve:

- Inserting additional items of local heritage significance
- Removing items that have been demolished or merged with another item, and
- Updating the information (including details and descriptions) of current items of local heritage significance where necessary.

Council's General Manager (Council's sub-delegate) seeks to exercise the LEP making powers delegated under Section 59 of the *Environmental Planning & Assessment Act 1979* (EP&A Act) in regard to this Planning Proposal. Council's General Manager requests that a Written Authorisation to Exercise Delegation be issued in regard to this Planning Proposal.

## PART 2: EXPLANATION OF PROVISIONS

The intended outcome will be achieved by amending Schedule 5 of the Pittwater LEP 2014 and the associated Heritage Map.

The amendments required to Schedule 5 of the Pittwater LEP 2014 are as follows:

Inserting the following heritage items into Part 1 of Schedule 5:

Suburb	Address	Property description	Item	Significance	SHI No.
Avalon Beach	524 Barrenjoey Road	Lot 26 DP 15295	House	Local	2270456
Avalon Beach	2 Elouera Road	Lot 107 DP 9151	Adnam House	Local	2270490
Avalon Beach	16 Elouera Road	Lot 114 DP 9151	House	Local	2270371
Avalon Beach	7 Gunjulla Place and 125 and 127 Avalon Parade	Lot 8 DP 209780, Part Lot A DP 397304 and Part Lot 1 DP 212992 (within one metre of gate posts)	Gunjulla (including stone gate foundations)	Local	2270457
Avalon Beach	30 Hilltop Road	Lot 2 DP 546182	House	Local	2270461
Avalon Beach	43 Hilltop Road	Lot 2 DP 212320	Log Cabin	Local	2270455
Avalon Beach	Palmgrove Road (portion)	Below Stella James House (32 Plateau Road, Avalon Beach) and extending up to 61 Palmgrove Road	Sandstone kerb and gutter	Local	2270460
Avalon Beach	3 Riverview Road	Lot 6 DP 3632	Little House (Yoorami)	Local	2270480
Avalon Beach	99 Riverview Road	Lot 1 DP 207313	Lochhead House	Local	2270430
Bayview	90 Cabbage Tree Road	Lot 22 DP 602041	Waterfall Cottage and garden	Local	2270402
Bayview	3 Pindari Place	Lot 57 DP 30648	Hamilton House	Local	2270164
Bayview	5 Pindari Place	Lot 59 DP 30648	Curry House 2	Local	2270412
Bayview	Bayview Park, 1672 and 1678 Pittwater Road	Lot 23 DP 4010 and Lot 7047 DP 93802	Sea Scout Hall	Local	2270406
Bayview	1825 Pittwater Road	Part Lot 300 DP 1139238 (two metres around the statues)	Concrete statues at Bayview Golf Course	Local	2270484
Bayview	1836 and 1852 Pittwater Road	Lot 8A, 9A and 10A DP 9606	Bayview Yacht Racing Association Boatshed	Local	2270407
Bayview	1945 Pittwater Road	Lot 2 DP 562280	Maybanke House and plaque	Local	2270340
Bilgola Beach	4 The Serpentine	Lot 52 DP 517038	Palm House and garden	Local	2270464
Bilgola Plateau	36 and 34 Plateau Road	Lot 493 DP 16902 and Lot 492 DP 16902	House called Trees	Local	2270497

4

Suburb	Address	Property description	Item	Significance	SHI No.
Clareville	53 Hudson Parade	Lot B DP 417677	The Lodge	Local	2270368
Ingleside	5 Chiltern Road	Lot 1 DP 808703 (two metres around the gates)	Smoky Dawson's Ranch gates	Local	2270422
Ingleside	84 Lane Cove Road	Lot 1 DP 520130; Lot 2 DP 520130; Lot 1 DP 594488; Lot 288 DP 752046; Lot 7083 DP 93803; Lot 216 DP 752046	Katandra Bushland Sanctuary	Local	2270158
Ingleside	Mona Vale Road	Next to the public cycleway, south from the Baha'i Temple grounds, parallel to 173 Mona Vale Road	Laterite site	Local	2270513
Ku-ring-gai Chase National Park	West Head Road and McCarrs Creek Road	All parcels within Ku-ring-gai Chase National Park that are within the Pittwater LGA	Ku-ring-gai Chase National Park	Local	2270510
Mona Vale	66 Elimatta Road	Lot 2 DP 733655	House	Local	2270501
Mona Vale	1598 Pittwater Road	Lot 1 DP 251053	Mona Vale Bowling Club	Local	2270482
Mona Vale	1667 Pittwater Road	Lot 20 Section A DP 5464 (statue itself)	Concrete statue – Peter and the Bullock	Local	2270485
Mona Vale	25 Waterview Street	Lot 2 DP 831267	Andriesse House	Local	2270470
Newport	33 Foamcrest Avenue	Lots 20, 21 and 22 Section 3 DP 6248	St Michaels Anglican Church	Local	2270471
Newport	1 Kalinya Street	Lot 1 DP 72587 and Lot 1 DP 527172	Newport Arms Hotel	Local	2270476
Newport	6 Palm Road	Lot 1 DP 1066239 And Lot 2 DP 1066239	Newport Bowling Club	Local	2270489
Newport	16 Queens Parade	Part Lot 1 DP 1031155 (two metres around the War Memorial)	Newport War Memorial in Trafalgar Park	Local	2270507
Newport	25 Queens Parade	Lots 1 and 2 DP 794943	Newport Public School – Bell and foundation stone	Local	2270486
Newport	153 Queens Parade East	Lot 5 DP 20319	Fink House	Local	2270328
Newport	3 The Avenue	Lot 18 DP 14176	Currie House	Local	2270366
Palm Beach	949 Barrenjoey Road	Lot 6 DP 541797	Kumale	Local	2270165
Palm Beach	1053 Barrenjoey Road	Lots 83 and 84 DP 14682	Palm Beach Kindergarten	Local	2270166
Palm Beach	19-21 Cynthea Road	Lot 1 DP 831829	Cohen House	Local	2270384
Palm Beach	23 Cynthea Road	Lot 77 DP 14630	Treetops	Local	2270385
Palm Beach	356 Whale Beach Road	Lot 332 DP 16362	Cox House	Local	2270014

Suburb	Address	Property description	Item	Significance	SHI No.
Various	Various	Addison: Lat: -33 41 12, Long: 151 15 31 Arden: Lat: -33 38 02, Long: 151 15 03 Bairne: Lat: -33 36 51, Long: 151 17 10 Barrenjoey: Lat: -33 34 46, Long: 151 19 43 Bushranger: Lat: -33 39 49, Long: 151 19 04 Euro: Lat: -33 36 00, Long: 151 17 17 McCarr: Lat: -33 39 08, Long: 151 15 41 South Head (Bangalley): Lat: -33 37 25, Long: 151 20 28 Topham: Lat: -33 36 30, Long: 151 15 49 Wallaroo: Lat: -33 36 42, Long: 151 14 34 Waratah : Lat: -33 37 46, Long: 151 13 48 Willunga: Lat: -33 37 05, Long: 151 15 31	Pittwater trigonometrical stations	Local	2270504
Warriewood	14 Jacksons Road	Lot 100 DP 1127710	Warriewood Wetland	Local	2270516
Whale Beach	20-24 Beauty Drive	Lots 31, 32 and 33 DP 26718	Ronchi House	Local	2270473

Inserting the following archaeological sites into Part 3 of Schedule 5:

Suburb	Address	Property description	Item	Significance	ASHI No.
Avalon Beach	Near 640, 642 and 644 Barrenjoey Road	Road surface of unnamed section of North Avalon Road, immediately adjacent to 640, 642 and 644 Barrenjoey Road, extending approximately 10 metres to a culvert and its retaining wall	Sandstone road remnants and associated landscape	Local	2270494

Suburb	Address	Property description	Item	Significance	ASHI No.
Church Point	Opposite 2143 Pittwater Road	Two metres in each direction around the structure	Boatshed	Local	2270465
Ingleside	Opposite 158 Mona Vale Road (southern side)	Two metres in each direction from the carving	Carving – Survey mark	Local	2270487
Newport	Adjacent to Betty Morrison Reserve	Adjacent to the north boundary of Lot 2 DP 230883 in road reserve	Stone wall	Local	2270488
Newport	1A Queens Parade	Lot 7303 DP 1126560	Newport Wharf	Local	2270350
North Narrabeen	Deep Creek Reserve (opposite footbridge)	Lot 1 DP 188050	German rock carvings and associated landscape	Local	2270495
Palm Beach	1149 and 1149A Barrenjoey Road	Lot 1 DP 114133 and Lot 7304 DP 1126564	Palm Beach Wharf	Local	2270496

**Removing the following heritage items or archaeological sites from Schedule 5:**

Suburb	Address	Property description	Item	Significance	SHI No.
Avalon Beach	32 Old Barrenjoey Road	Lot 1, DP 511908	Avalon Golf Club—former kiosk	Local	2270012
Avalon Beach	32 Old Barrenjoey Road	Lot 1, DP 511908	Avalon Golf Club—green keeper's house	Local	2270013
Avalon Beach	3 and 5–9 Palmgrove Road (frontage also to Plateau Road)	Lots 341–345, DP 16902	Reserve surrounding house known as "Stella James House"	Local	2270103
Clareville	28B Hudson Parade (adjacent to and to the south of Avalon Sailing Club)	Lot 1, DP 260209	Wharf remnant	Local	2270062
Mona Vale	28 Mona Street	Lot B, DP 404336	House	Local	2270022
Mona Vale	107 Mona Vale Road	Lot 2, DP 1124862	Mona Vale Cemetery gateposts	Local	2270327
Mona Vale	1624 Pittwater Road	Lot 2, DP 709457	Gravestones (St John's Church)	Local	2270019
Newport	174 Prince Alfred Parade	Lot 74, DP 737370	"Jacaranda Cottage" (formerly known as "Peck's Cottage")	Local	2270113
Palm Beach	Barrenjoey Headland	Barrenjoey Headland	Barrenjoey Head Lightstation	State	5014096
Palm Beach	Adjoining 899 Barrenjoey Road	-	Bus shelter	Local	2270077

**Amending information in Schedule 5 in relation to the following heritage items or archaeological sites:**



Suburb	Address	Property description	Item	Significance	SHI No.
Avalon Beach	Avalon Beach (adjacent to 558A Barrenjoey Road)	-	Ocean rock pool	Local	2270118
Avalon Beach	60 and 62 Chisholm Avenue	Lots 1 and 2, DP 1104192	"Hy Brasil" (house)	State	2270157
Avalon Beach	32 Old Barrenjoey Road	Lot 1, DP 511908	Golf club house, the former kiosk and the Green Keeper's cottage	Local	2270055
Avalon Beach	3 and 5-9 Palmgrove Road	Lots 341–345, DP 16902	"Stella James House" and reserve	State	2270124
Bayview	Pittwater Road and Fermoy Avenue (within road reserve)	-	Street trees— <i>Araucaria species</i>	Local	2270029
Bayview	Pittwater Road and Fermoy Avenue (within road reserve at junction of roads)	-	Sandstone retaining wall	Local	2270057
Bayview	Adjacent to 1734 Pittwater Road (below mean high water mark)	-	World War II Tank Traps	Local	2270357
Bilgola Beach	The Serpentine (western side near Barrenjoey Road)	-	Sandstone retaining wall	Local	2270032
Bilgola Beach	Bilgola Avenue and Allen Avenue	Road reserve	Street trees—Norfolk Island Pines ( <i>Araucaria heterophylla</i> ) and Canary Island Date Palms ( <i>Phoenix canariensis</i> )	Local	2270030
Bilgola Beach	3 Bilgola Avenue	Lot 53, DP 517038; Lot 133, DP 752046	"The Palms" (house)	Local	2270016
Bilgola Beach	15–21 Bilgola Avenue	Lots 8 and 9, DP 19497; Lots 10A and 11A, DP 401408	Drainage and bridge structures	Local	2270009
Bilgola Beach	The Serpentine and Barrenjoey Road (Bilgola Valley)	Lots 139–144, 336–338, 547–557, 566 and 569, DP 16902; Lots 1–4, DP 232164; Lot 2, DP 395158; Lot 3, DP 511677; Lot 4C, DP 413781; Lot 300, DP 1035587; Lot 7328, DP 1164236; Part Lot 7327, DP 1164236	Grove of Cabbage Tree Palms ( <i>Livistona australis</i> )	Local	2270031
Church Point	19 McCarrs Creek Road	Lot 1, DP 1181629	"Homesdale" (house)	Local	2270070
Coasters Retreat	56A Coasters Retreat	Lot 7022, DP 1110389	"Bonnie Doon" Wharf	Local	2270041

Suburb	Address	Property description	Item	Significance	SHI No.
Currawong Beach	-	Lot 10, DP 1092275; Lot 1, DP 166328; Lot 1, DP 337208; Lot 4, DP 978424	Currawong Workers' Holiday Camp	State	2270517
Ingleside	1 Chiltern Road	Lot A, DP 325195	Cicada Glen Nursery	Local	2270339
Lovett Bay	8 Portions Lovett Bay	Lot 2, DP 228812	"Tarrangaua" (House)	Local	2270044
Lovett Bay	Site of former causeway (north side)	Adjacent to Lots 2 and 3, DP 584315; Lots 4 and 5, DP 590990; Lot 6, DP 545717	Stone retaining wall	Local	2270049
Lovett Bay	38 Sturdee Lane	Lot 6, DP 552628	"Myuna" (house)	Local	2270082
McCarrs Creek	Below mean high water mark, adjoining 59 Douglass Estate	Below mean high water mark, adjoining Lot 17, DP 10002	Stone bath remnants	Local	2270426
Mona Vale	Mona Vale Beach (north)	-	Ocean rock pool	Local	2270136
Mona Vale	107 Mona Vale Road	Lot 2, DP 1124862	Mona Vale (formerly Turimetta) Cemetery	Local	2270088
Mona Vale	1624 Pittwater Road	Lot 2, DP 709457	St John's Anglican Church and gravestones	Local	2270168
Mona Vale	Surfview Road, Ocean Beach Reserve	Part Lot 104, DP 1066371	Norfolk Island Pines ( <i>Araucaria heterophylla</i> )	Local	2270059
Morning Bay	60A Bona Crescent	Lot 7317, DP 1187840	Store, jetty and shed	Local	2270042
Newport	Newport Beach	-	Ocean rock pool	Local	2270138
North Narrabeen	Narrabeen Beach	-	Ocean rock pool	Local	2270137
Palm Beach	Barrenjoey Headland	Lots 1-4, DP 849249	Barrenjoey Headland lightstation and two cottages	State	2270104
Palm Beach	Barrenjoey Headland (near lighthouse)	Lot 1, DP 849249	Memorial cairn	Local	2270093
Palm Beach	Governor Phillip Park	Lot 7006 DP 1117454	Picnic shelter sheds	Local	2270097
Palm Beach	1108 Barrenjoey Road	Lot 2, DP 1004105	"Barrenjoey House" (restaurant and accommodation)	Local	2270076
Palm Beach	In road reserve (adjacent to 69 Florida Road and 407 Whale Beach Road)	Adjacent to Lot 283 DP 16362 and Lot 105 DP 1033853	Old street lamps	Local	2270092
Palm Beach	2A Iluka Road	Lot 7010 DP 93683 (adjacent to Lot 42 DP 14682)	"Sandy Beach Jetty" (timber jetty)	Local	2270344

Suburb	Address	Property description	Item	Significance	SHI No.
Palm Beach	117 Pacific Road	Lot 1, DP 650029	Sydney Red Gums ( <i>Angophora costata</i> )	Local	2270027
Palm Beach	Station Beach	Lot 5, DP 849249	Site of former customs house	Local	2270102
Palm Beach	309–311 Whale Beach Road	Lots 234–235, DP 16362	“Orcades” (house)	Local	2270087
Warriewood	Macpherson Street (adjacent to 163 Macpherson Street)	-	Memorial in bus shelter	Local	2270429
Whale Beach	Whale Beach Ocean Reserve (adjacent to The Strand)	Lot 1, DP 234079	Norfolk Island Pines ( <i>Araucaria heterophylla</i> )	Local	2270035

The proposed Heritage Map (map sheets 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, and 019) is at **Appendix 3**.

## **PART 3: JUSTIFICATION**

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### **Section A Need for the Planning Proposal**

**1. Is the planning proposal a result of any strategic study or report?**

Yes. The Planning Proposal is the result of the Pittwater Community Based Heritage Study Review (2015).

Following a six week public exhibition (2 August to 13 September 2014) of the draft Pittwater Community Based Heritage Study Review, Council adopted the Pittwater Community Based Heritage Study Review (2015) on 20 April 2015.

The Planning Proposal is the mechanism for implementing recommendations of the Pittwater Community Based Heritage Study Review (2015).

**2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

Yes. Items of local heritage significance are required to be listed in an LEP. As such, the Planning Proposal is the only means of achieving the recommendations of the Pittwater Community Based Heritage Study Review (2015).

## **Section B Relationship to Strategic Planning Framework**

- 3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?**

The Planning Proposal is considered to be consistent with *A Plan for Growing Sydney* (Sydney's Metropolitan Strategy) and the draft North East Subregional Strategy.

- 4. Is the planning proposal consistent with the council's local strategy or other local strategic plan?**

The Planning Proposal is considered to be consistent with the *Pittwater Local Planning Strategy* (2011), in particular with the following recommendation:

*'Update the Barrenjoey Peninsula and Pittwater Heritage Study dated January 1989 with a new heritage study that identifies new heritage items within Pittwater, and evaluates the contemporary significance of existing listed items;'*

The Planning Proposal is also considered to be consistent with the Land Use & Development Strategy within Pittwater's 2025 Community Strategic Plan, specifically the objective '*to identify and conserve Pittwater's heritage*'.

- 5. Is the planning proposal consistent with applicable State Environmental Planning Policies?**

The Planning Proposal is considered to be consistent with the relevant State Environmental Planning Policies (see **Appendix 1**).

- 6. Is the planning proposal consistent with applicable Ministerial Directions (Section 117 Directions)?**

The Planning Proposal is considered to be consistent with the applicable Ministerial Directions (see **Appendix 2**).

## **Section C Environmental, social and economic impact**

- 7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

It is unlikely that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of amending the Pittwater LEP 2014 in accordance with the recommendations of the Pittwater Community Based Heritage Study Review (2015).

- 8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

It is unlikely that other environmental effects will result from amending the Pittwater LEP 2014 in accordance with the recommendations of the Pittwater Community Based Heritage Study Review (2015). The proposed amendments aim to protect the heritage significance of additional sites within Pittwater; as such any environmental effects are likely to be positive.

- 9. How has the planning proposal adequately addressed any social and economic effects?**

Following the initial preparation of the draft Pittwater Community Based Heritage Study Review (prior to the six week public exhibition), land owners of the recommended nominated items of local heritage significance were notified and invited to contribute additional information and comment on the potential heritage significance of the relevant item. Land owners were also offered the opportunity to meet with Council staff and the Heritage Consultant commissioned to prepare the Pittwater Community Based Heritage Study Review.

Further, during the six week public exhibition, land owners of existing and recommended nominated items of local heritage significance were directly notified.

A 'Summary of submissions' table has been prepared following the public exhibition to demonstrate how all submissions received were considered and subsequent amendments were made to the draft Pittwater Community Based Heritage Study Review where necessary and appropriate.

### *Economic Effects*

With regard to the economic effects of the Planning Proposal, submissions received from owners of some items recommended to be listed, raise concern regarding potential increased costs associated with doing works to their properties.

If a Development Application (DA) is required for proposed works to an item of local heritage significance, heritage controls are triggered under the Pittwater LEP 2014 and the Pittwater 21 Development Control Plan (DCP), which require the consideration of heritage matters. Subsequently, the consent authority may require a heritage management document to be prepared (e.g. a Heritage Impact Statement or a Conservation Management Plan). The requirement for a heritage management document imposes an additional cost on land owners of existing and recommended nominated items of local heritage significance, however a heritage management document is usually necessary for the Assessment Officer, in conjunction with Council's Heritage Advisor, to make a recommendation as to whether the proposed works will have an acceptable impact on the heritage significance of the item.

It is noted that under the Pittwater LEP 2014, consent is not required for certain works proposed on land that contains an item of local heritage significance. Further, under the *State*

*Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, exempt development may be undertaken to an item of local heritage significance unless expressly stated.

Submissions received from owners of some items recommended to be listed, raise concern regarding potential reduction in property value. In their review of submissions City Plan Heritage quote the NSW Heritage Council publication *Heritage listing explained - What it means for you*, which states that "studies show listing has no effect on property value in most cases, and sometimes improves resale value. Listed residences with well maintained heritage features have been found to attract a price premium compared to equivalent non-listed places in independent studies. Period features and other heritage attributes often feature prominently in property advertisements because of this appeal". However, it is recognised that the NSW Heritage Council publication is not definitive and that not all items may be able to realise an economic advantage.

#### *Social Effects*

An issue raised during public exhibition was that of privacy, and the experience of living in a property listed on a public register of heritage items, which draws attention to a property as a potential place of interest. Although heritage listing of a property may draw the attention of some select groups (e.g. local historians, students etc.) it is considered that in Pittwater this is unlikely to be a significant burden. Additionally the listing of the property as an item of heritage significance does not change or extinguish rights afforded to all privately owned land.

On balance the identification of new items of local heritage significance is generally considered to offer social benefits by facilitating the conservation of items having significance for the local community.

### **Section D State and Commonwealth interests**

#### **10. Is there adequate public infrastructure for the planning proposal?**

No additional public infrastructure is required to support the implementation of the Planning Proposal.

#### **11. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?**

Pittwater's Community Based Heritage Study Review (2015) was supported by the NSW Heritage Branch who provided funding.

The following public authorities were notified of the public exhibition of the draft Pittwater Community Based Heritage Study Review:

- Department of Lands
- Roads & Maritime Services
- Department of Education
- National Parks & Wildlife Services

No other consultation with State or Commonwealth public authorities has been undertaken at this stage. Council notes that this response will be amended following the receipt of a Gateway Determination.

#### **PART 4: MAPPING**

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The proposed Heritage Map (map sheets 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, and 019) is at **Appendix 3**.



## **PART 5: COMMUNITY CONSULTATION**

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In keeping with '*A guide to preparing local environmental plans*' (Department of Planning & Infrastructure, 2012), the following is proposed:

- A 28-day public exhibition
- Notification in writing to affected land owners, registered Pittwater community groups and Chambers of Commerce, and relevant public authorities and State agencies at the commencement of the public exhibition
- Notification in the Manly Daily at the commencement of the public exhibition
- Displays of the relevant documentation at Council's Customer Service Centres and libraries for the duration of the public exhibition
- Relevant documentation on Council's website for the duration of the public exhibition period
- Council staff will be available to respond to any enquiries

## PART 6: PROJECT TIMELINE

Planning Proposal Milestone	Timeframe	Anticipated Completion Date
Date of Gateway determination	4 weeks from Council decision to forward Planning Proposal to Gateway	Week commencing 18 May 2015
Completion of required technical information	<i>Due to the nature of the Planning Proposal it is not anticipated that additional technical information will be required</i>	-
Government agency consultation	Formal consultation, as required by the Gateway Determination, will be undertaken concurrent to the public exhibition	June 2015
Public exhibition	28 days	June 2015
Consideration of submissions and Planning Proposal post-exhibition	8 weeks following the public exhibition	July-August 2015
Report to Council	-	September 2015
Submission to Department of Planning & Environment	Following Council decision to finalise draft Pittwater LEP	September 2015
RPA to make plan (if delegated)	2 weeks from receipt of final draft Heritage Map and/or final draft instrument	October 2015
Notification of LEP/LEP comes into force	1 week from RPA making the plan	October 2015

## Appendix 1: Consideration of SEPPs

The following SEPP's are relevant to the Pittwater LGA. The table below identifies which of the relevant SEPPs apply to the Planning Proposal (or not) and, if applicable, whether the Planning Proposal is consistent with the provisions of the SEPP.

Title of State Environmental Planning Policy (SEPP)	Applicable	Consistent	Reason for inconsistency
SEPP No 14 – Coastal Wetlands	NO	-	-
SEPP No 21 – Caravan Parks	NO	-	-
SEPP No 26 – Littoral Rainforests	NO	-	-
SEPP No 30 – Intensive Agriculture	NO	-	-
SEPP No 32 – Urban Consolidation (Redevelopment of Urban Land)	NO	-	-
SEPP No 33 – Hazardous and Offensive Development	NO	-	-
SEPP No 44 – Koala Habitat Protection	NO	-	-
SEPP No 50 – Canal Estate Development	NO	-	-
SEPP No 55 – Remediation of Land	NO	-	-
SEPP No 62 – Sustainable Aquaculture	NO	-	-
SEPP No 64 – Advertising and Signage	NO	-	-
SEPP No 65 – Design Quality of Residential Flat Development	NO	-	-
SEPP No 70 – Affordable Housing (Revised Schemes)	NO	-	-
SEPP 71 – Coastal Protection	NO	-	-
SEPP (Affordable Rental Housing) 2009	NO	-	-
SEPP (Building Sustainability Index: BASIX) 2004	NO	-	-
SEPP (Exempt and Complying Development Codes) 2008	YES	-	-
SEPP (Housing for Seniors or People with a Disability) 2004	NO	-	-
SEPP (Infrastructure) 2007	NO	-	-

SEPP (Major Development) 2005	NO	-	-
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	NO	-	-
SEPP (Miscellaneous Consent Provisions) 2007	NO	-	-
SEPP (State and Regional Development) 2011	NO	-	-

If there are any inconsistencies with any applicable SEPP, it is noted that the SEPP will prevail to the extent of the inconsistency.

The following is a list of the deemed SEPPs (formerly Sydney Regional Environmental Plans) relevant to the Pittwater LGA. The table below identifies which of the relevant deemed SEPPs apply to the Planning Proposal (or not) and, if applicable, whether the Planning Proposal is consistent with the provisions of the deemed SEPP.

<b>Title of deemed SEPP, being Sydney Regional Environmental Plan (SREP)</b>	<b>Applicable</b>	<b>Consistent</b>	<b>Reason for inconsistency</b>
SREP No 20 – Hawkesbury-Nepean River (No 2 -1997)	NO	-	-

## Appendix 2: Consideration of Section 117 Directions

### 1 Employment and Resources

	Direction	Applicable	Consistent
1.1	Business and Industrial Zones	YES	YES
1.2	Rural Zones	YES	YES
1.3	Mining, Petroleum Production and Extractive Industries	NO	N/A
1.4	Oyster Aquaculture	NO	N/A
1.5	Rural Lands	NO	N/A

#### Justification for inconsistency

Nil.

### 2 Environment and Heritage

	Direction	Applicable	Consistent
2.1	Environment Protection Zones	YES	YES
2.2	Coastal Protection	YES	YES
2.3	Heritage Conservation	YES	YES
2.4	Recreation Vehicle Areas	YES	YES

#### Justification for inconsistency

The Planning Proposal does not include provisions that meet the requirements of:

- 2.1(4)
- 2.2(4)

However, it does not include provisions that are inconsistent with such requirements.

### 3 Housing, Infrastructure and Urban Development

	Direction	Applicable	Consistent
3.1	Residential Zones	YES	YES
3.2	Caravan Parks and Manufactured Home Estates	YES	YES
3.3	Home Occupations	YES	YES
3.4	Integrating Land Use and Transport	YES	YES
3.5	Development Near Licensed Aerodromes	NO	N/A
3.6	Shooting Ranges	NO	N/A

#### Justification for inconsistency

The Planning Proposal does not include provisions that meet the requirements of:

- 3.1(4) or (5)
- 3.2(4) or (5)
- 3.3(4)
- 3.4(4)

However, it does not include provisions that are inconsistent with such requirements.

#### 4 Hazard and Risk

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	Direction	Applicable	Consistent
4.1	Acid Sulphate Soils	YES	YES
4.2	Mine Subsidence and Unstable Land	NO	N/A
4.3	Flood Prone Land	YES	YES
4.4	Planning For Bushfire Protection	YES	YES

##### Justification for inconsistency

The Planning Proposal does not include provisions that meet the requirements of:

- 4.1(4), (5), (6), or (7)
- 4.3(4), (5), (6), (7), or (8)
- 4.4(4), (5) or (6)

However, it does not include provisions that are inconsistent with such requirements.

#### 5 Regional Planning

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	Direction	Applicable	Consistent
5.1	Implementation of Regional Strategies	NO	N/A
5.2	Sydney Drinking Water Catchment	NO	N/A
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	NO	N/A
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	NO	N/A
5.5	Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) (Revoked 18 June 2010)	-	-
5.6	Sydney to Canberra Corridor (Revoked 10 July 2008)	-	-
5.7	Central Coast (Revoked 10 July 2008)	-	-
5.8	Second Sydney Airport: Badgerys Creek	NO	N/A
5.9	North West Rail Link Corridor Strategy	NO	N/A

##### Justification for inconsistency

N/A

#### 6 Local Plan Making

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	Direction	Applicable	Consistent
6.1	Approval and Referral Requirements	YES	YES
6.2	Reserving Land for Public Purposes	YES	YES
6.3	Site Specific Provisions	NO	N/A

##### Justification for inconsistency

Nil.

#### 7 Metropolitan Planning

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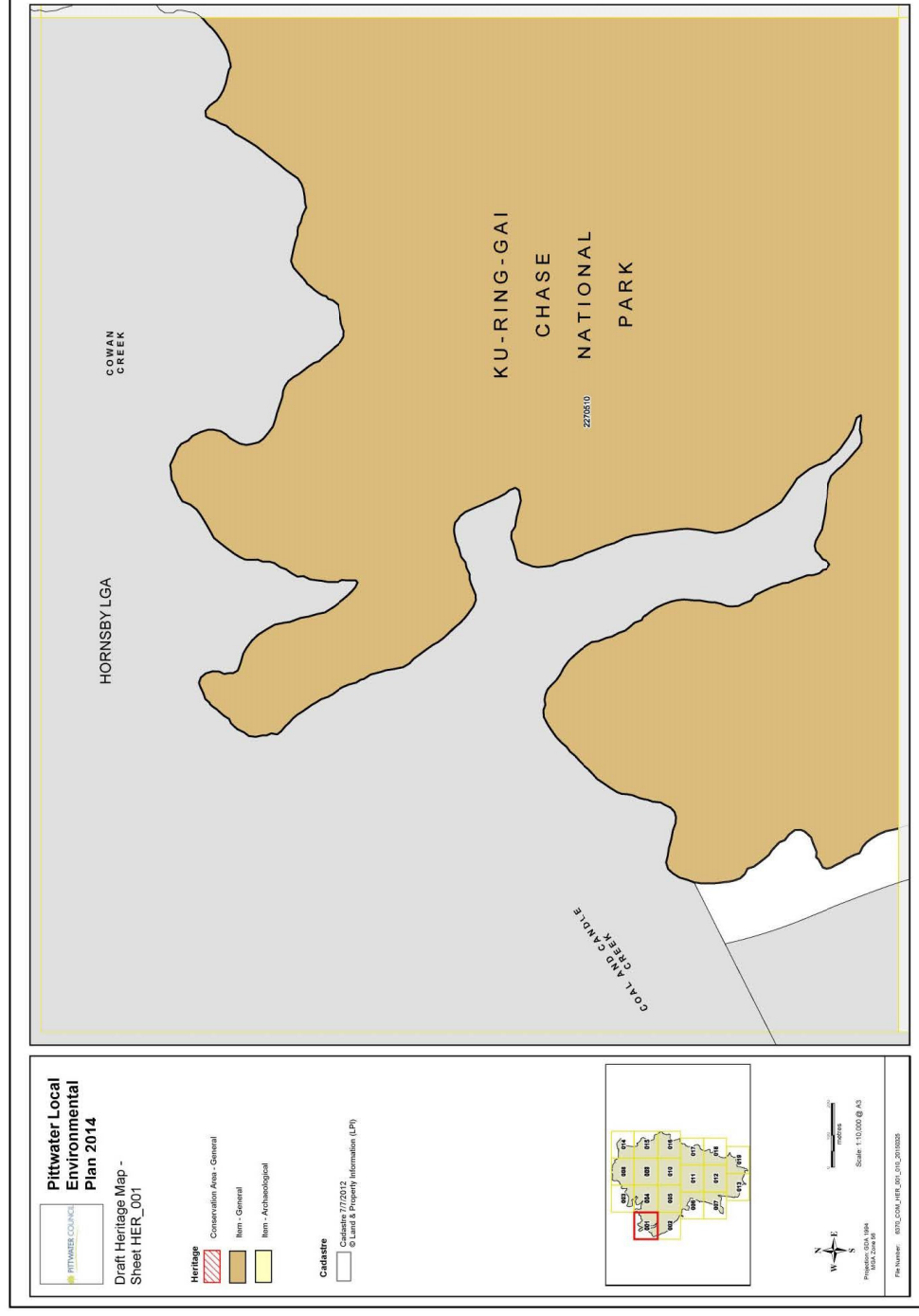
	Direction	Applicable	Consistent
7.1	Implementation of the Metropolitan Plan for Sydney	YES	YES

	2036		
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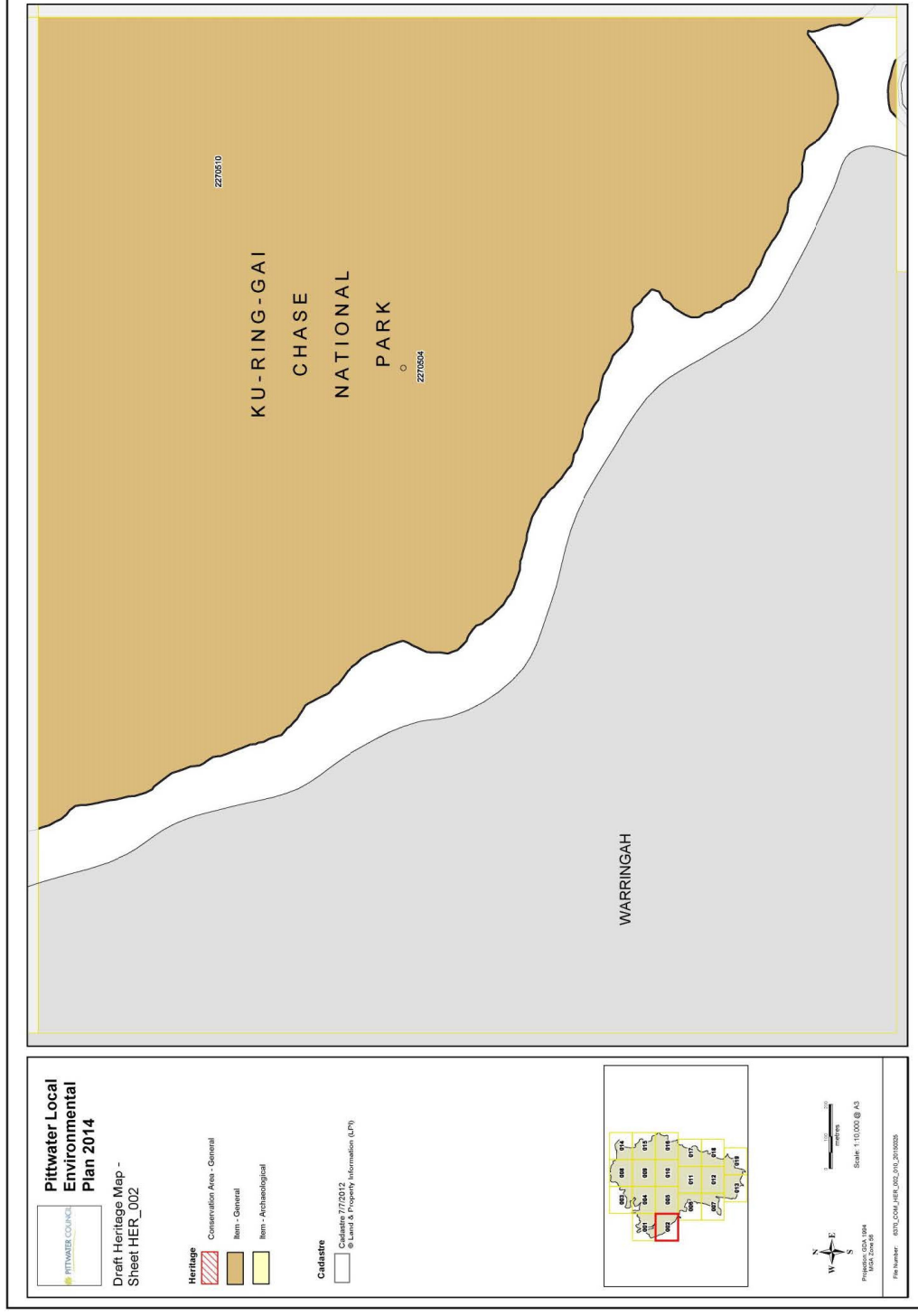
**Justification for inconsistency**

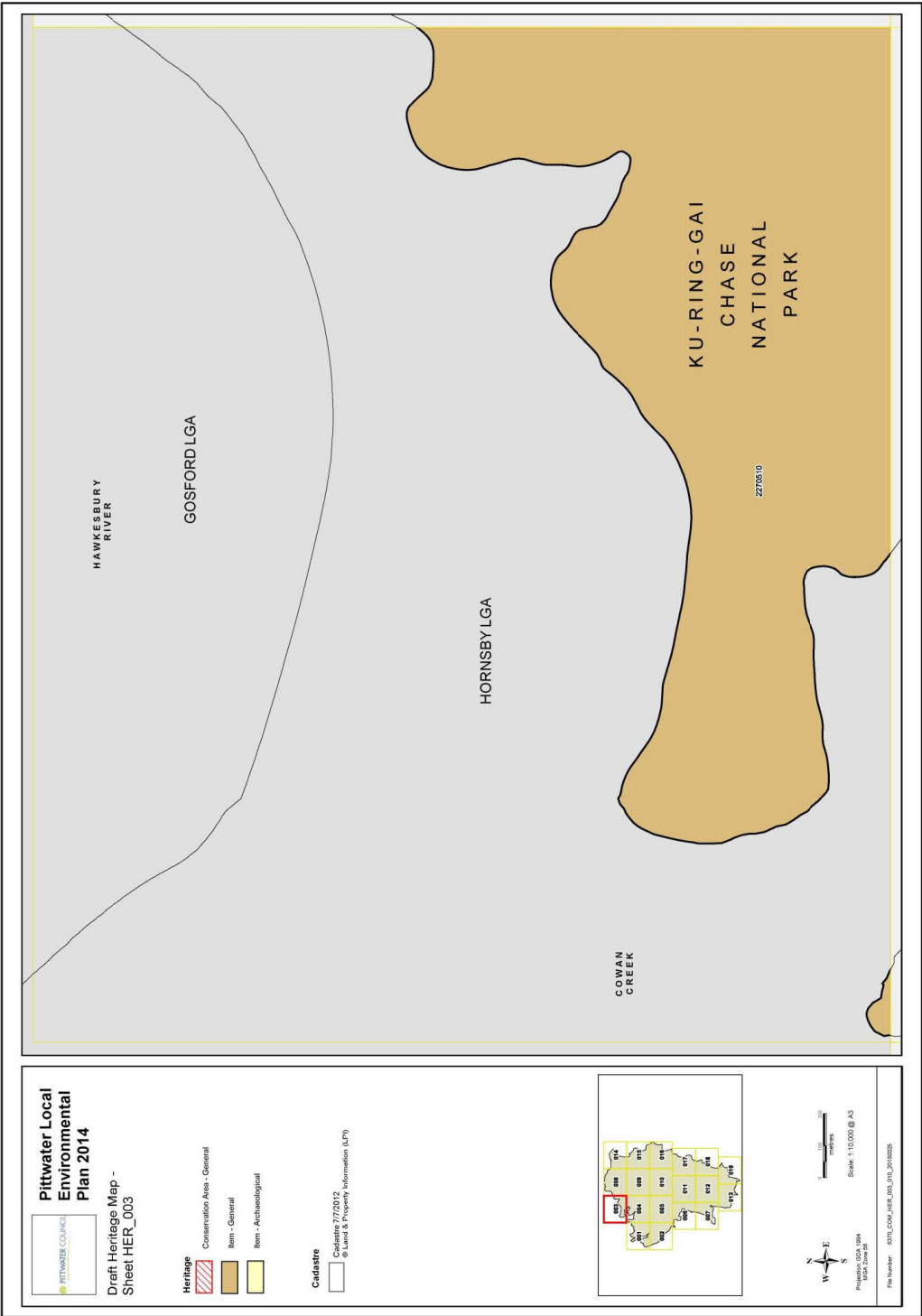
Nil.

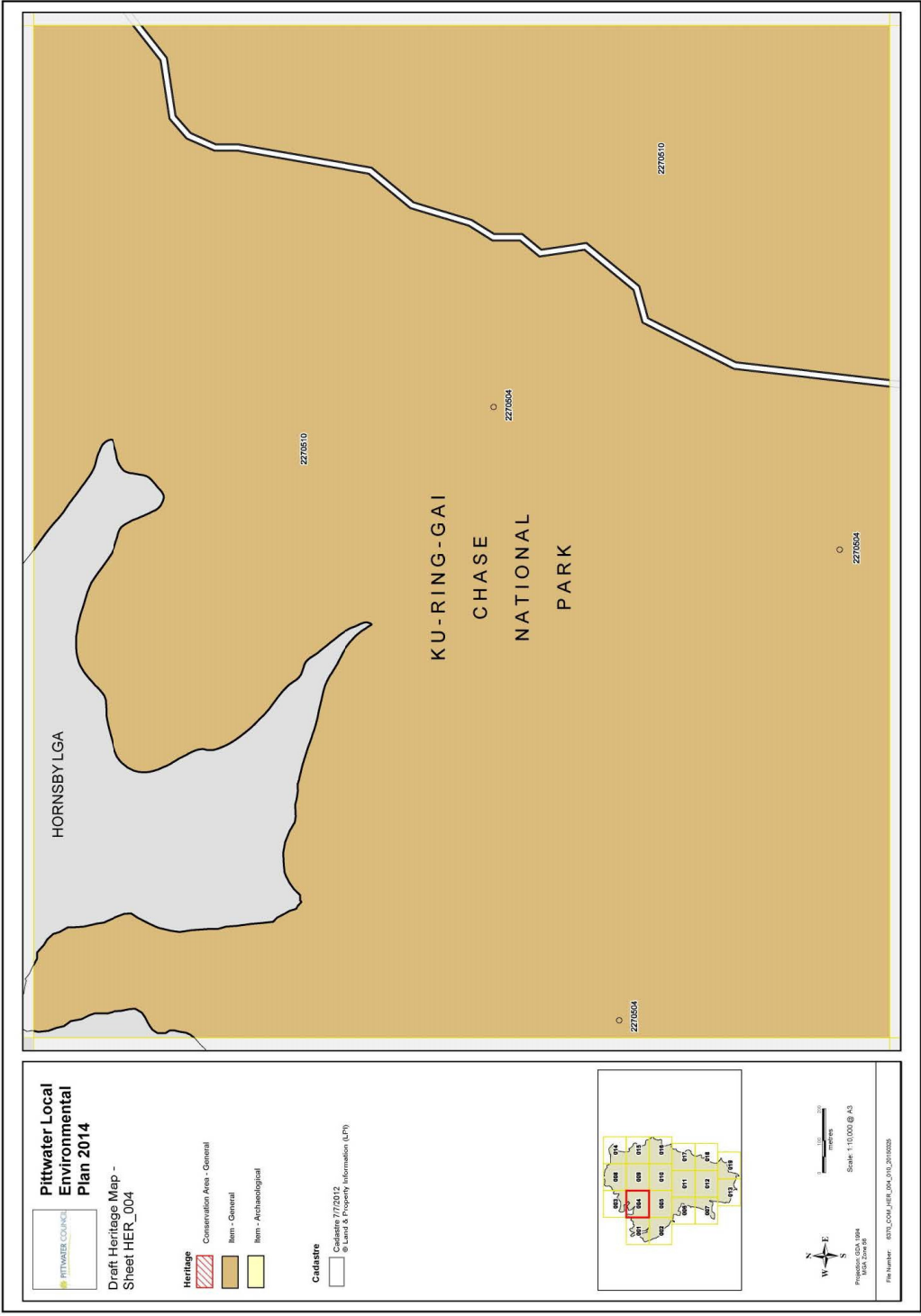
## Appendix 3: Proposed Heritage Map



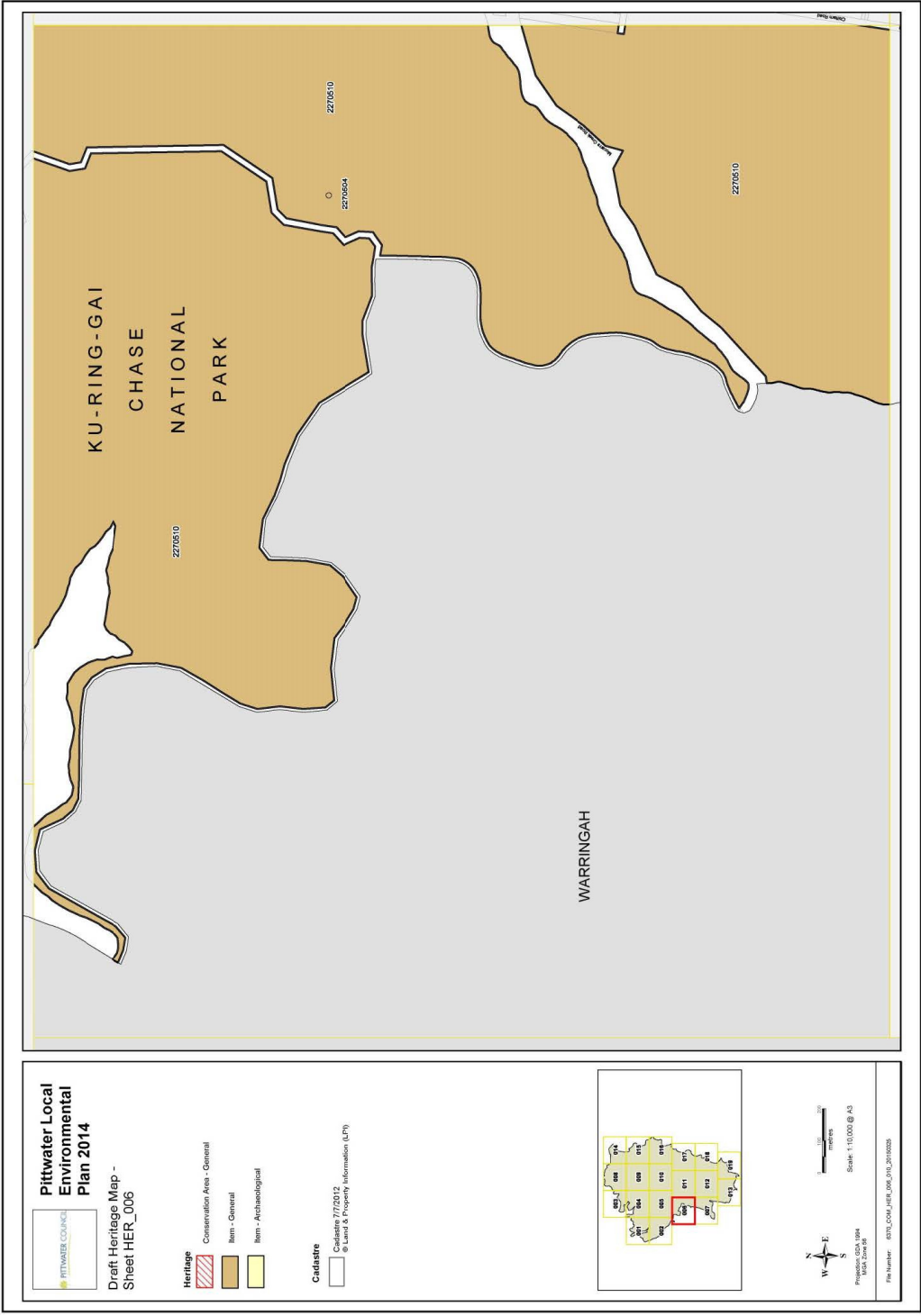


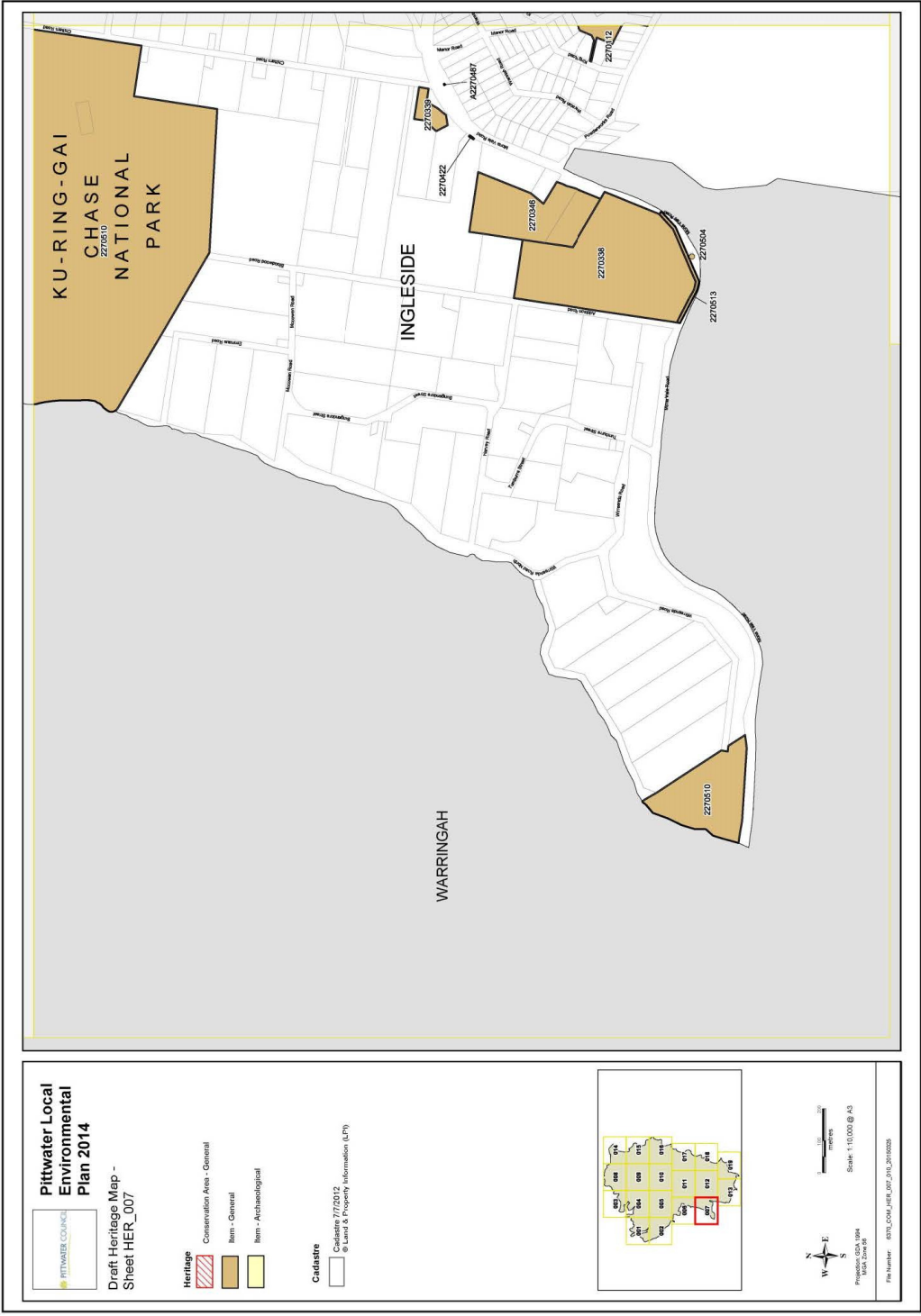


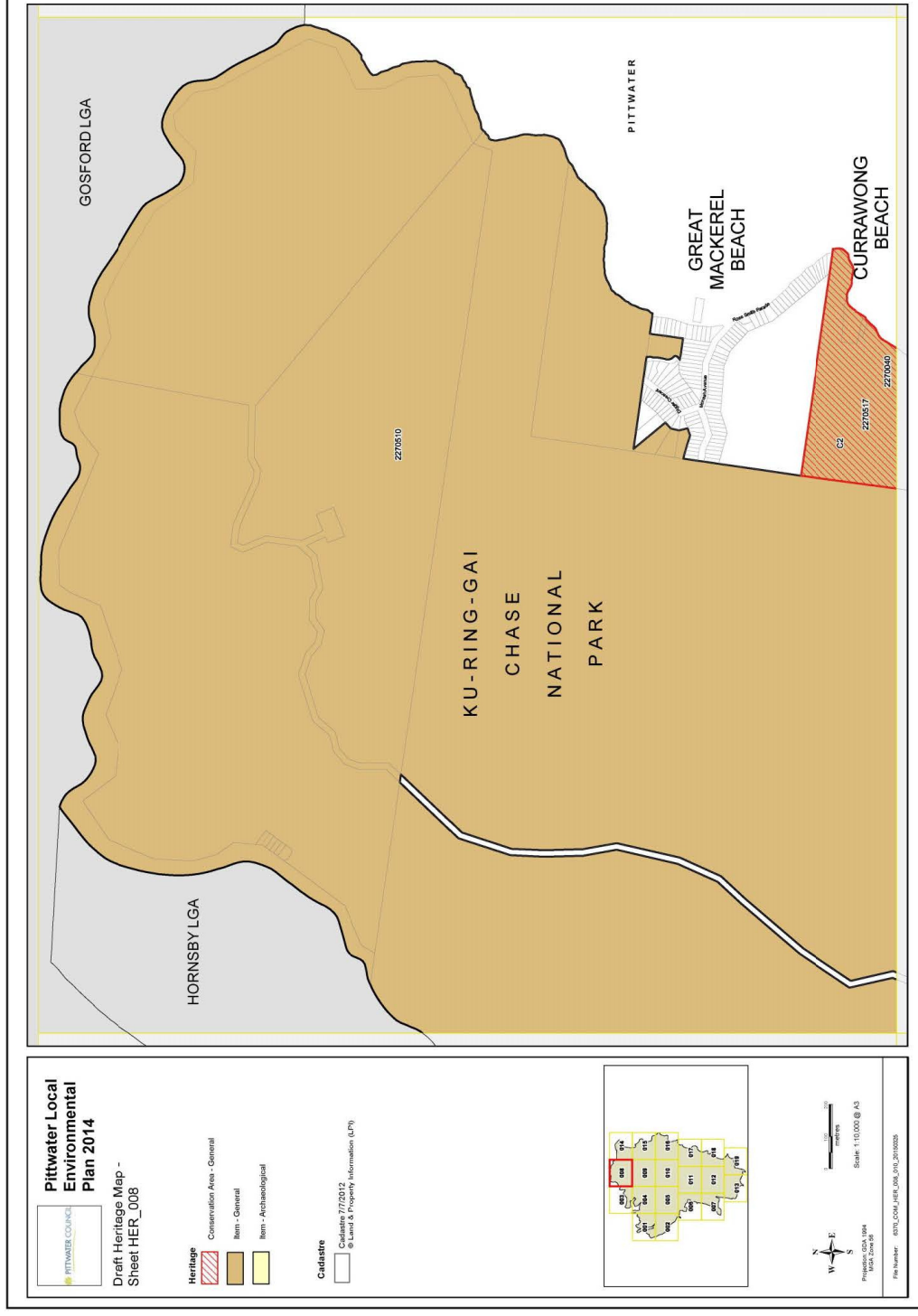


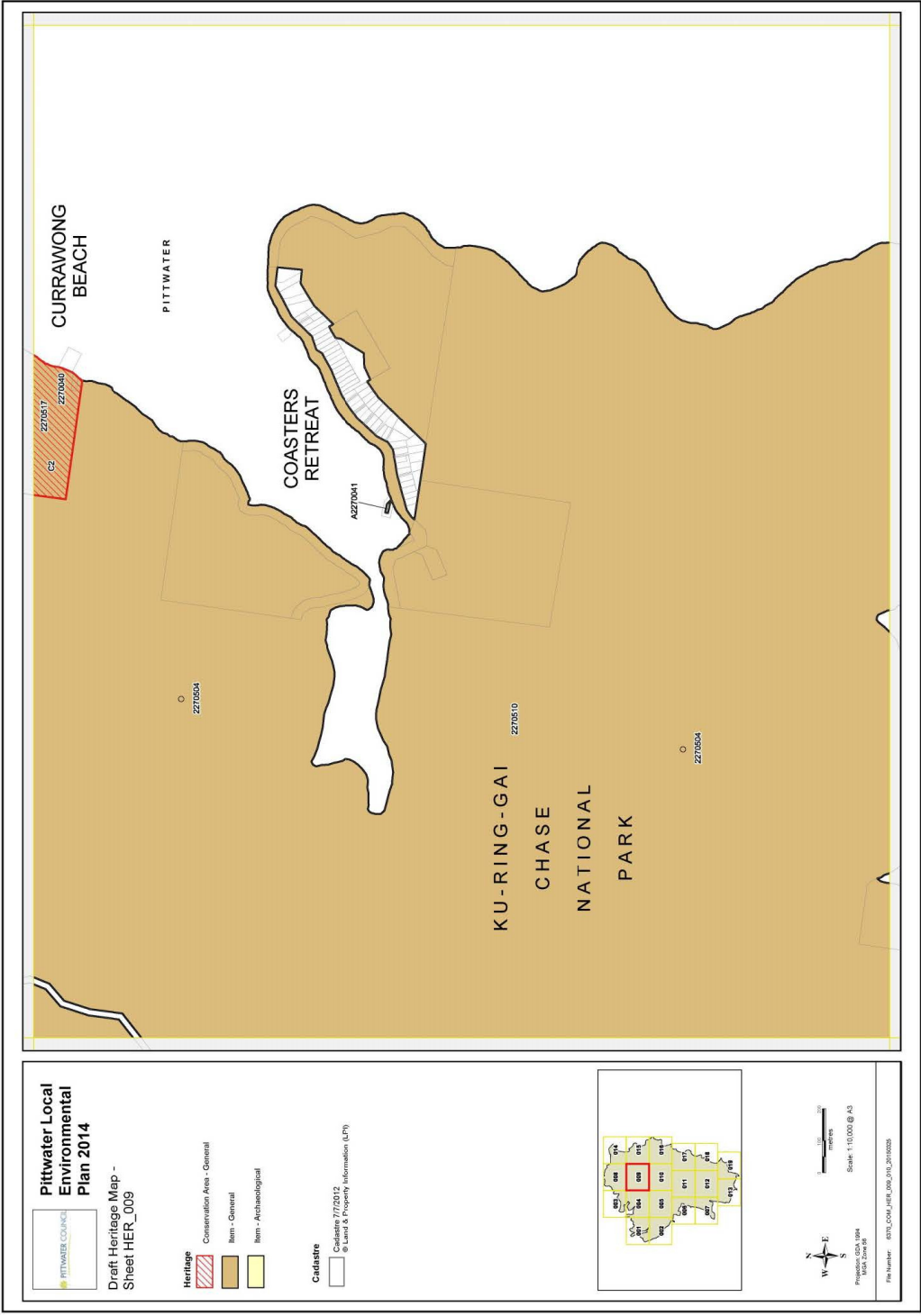




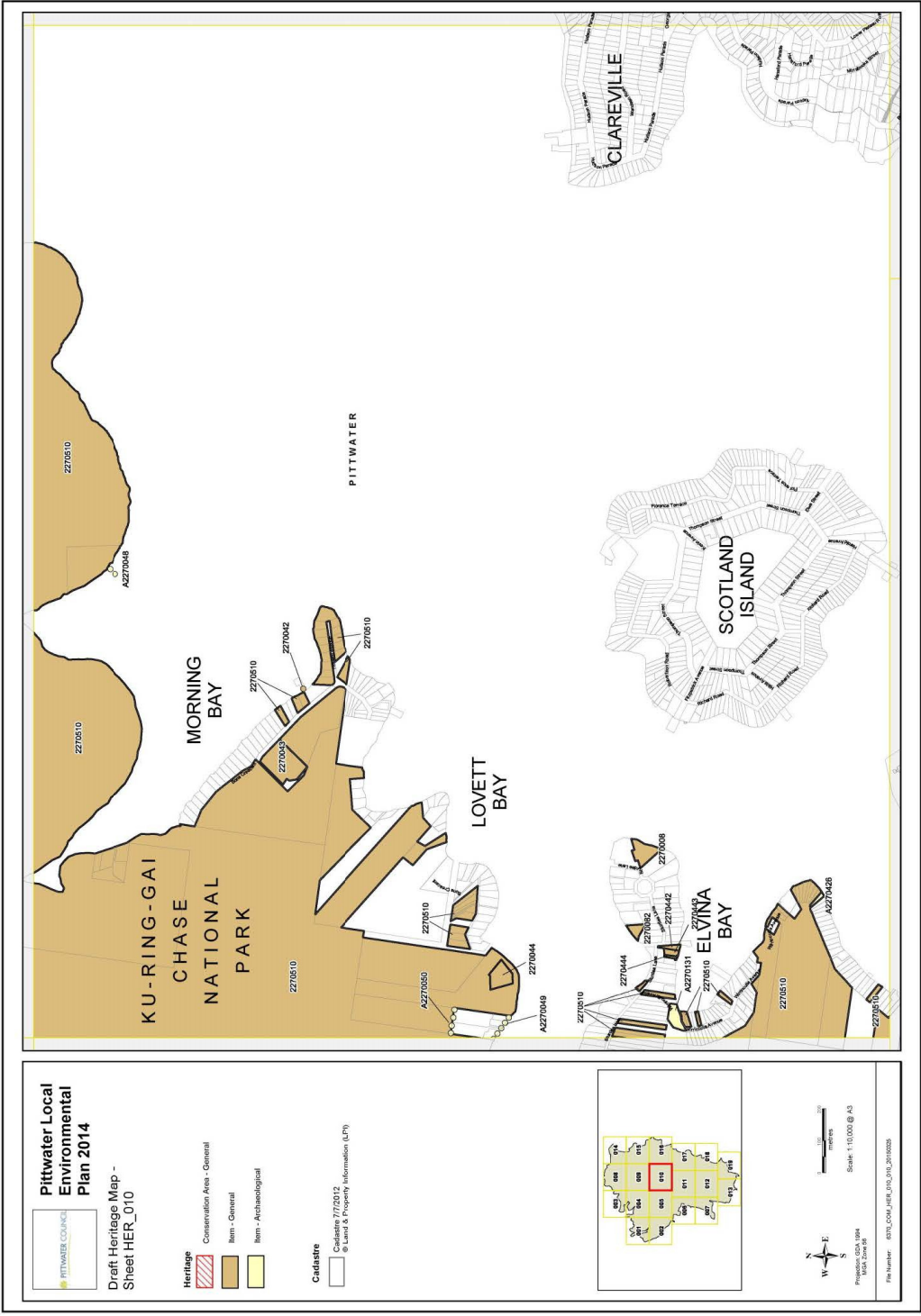


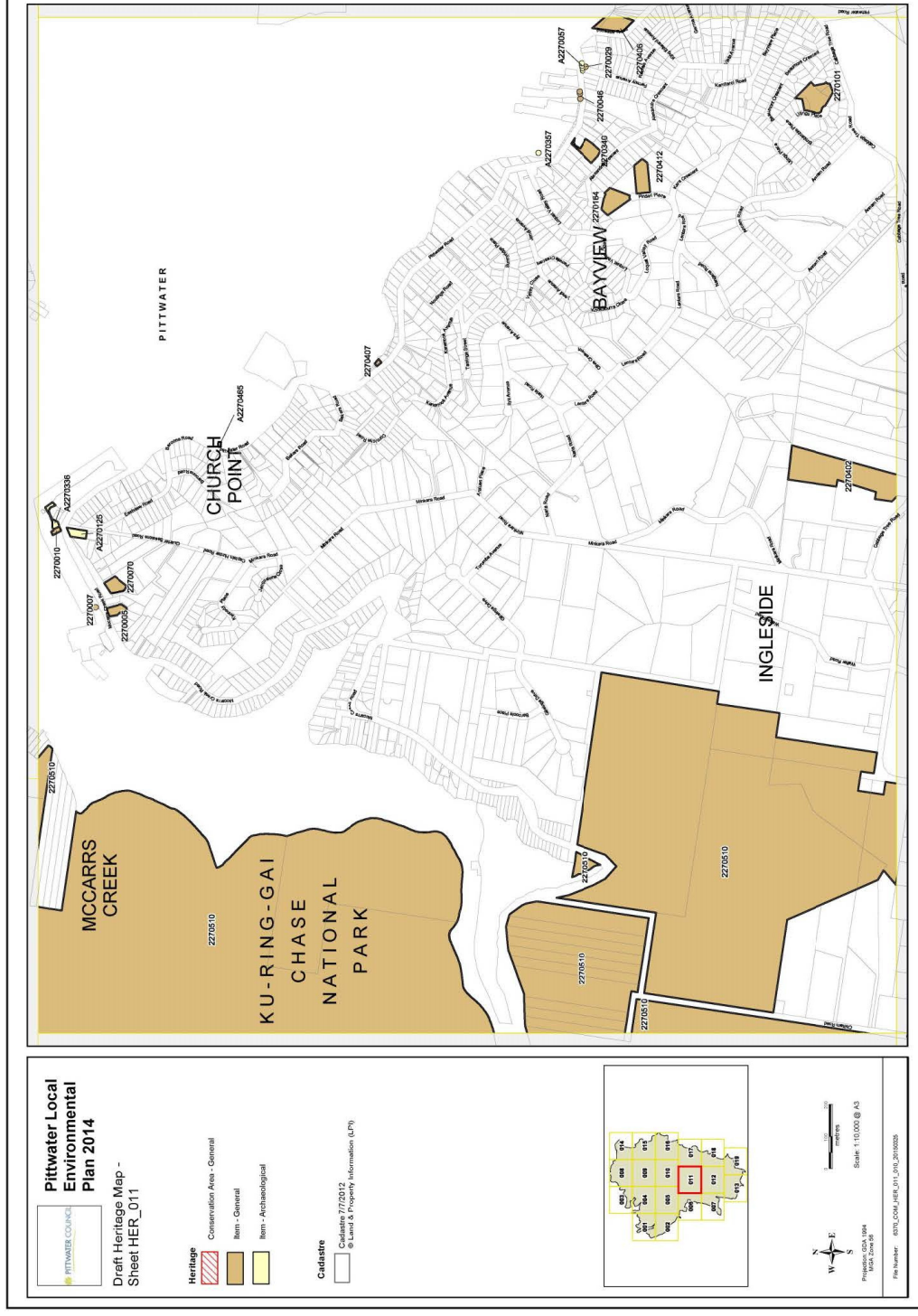




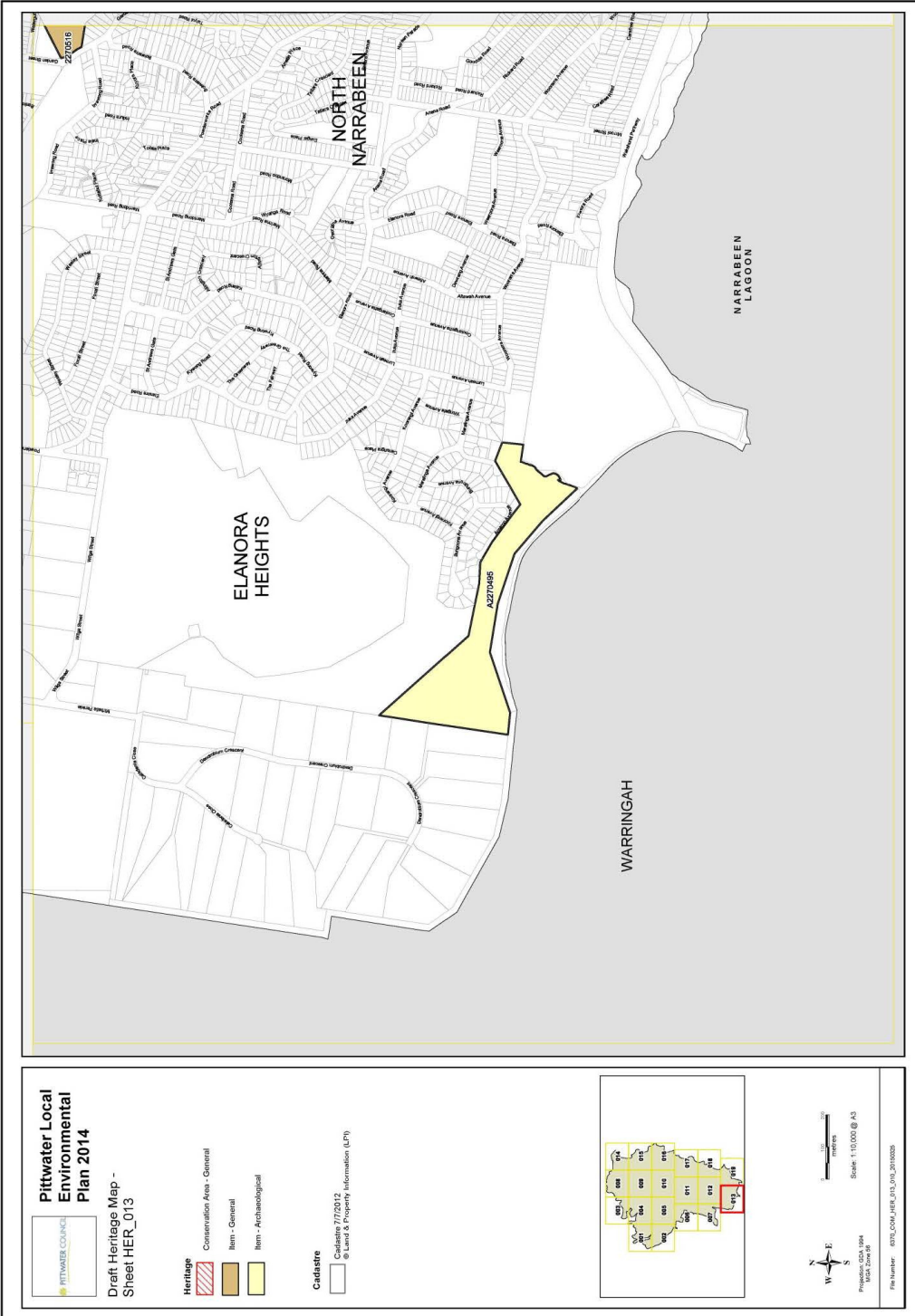




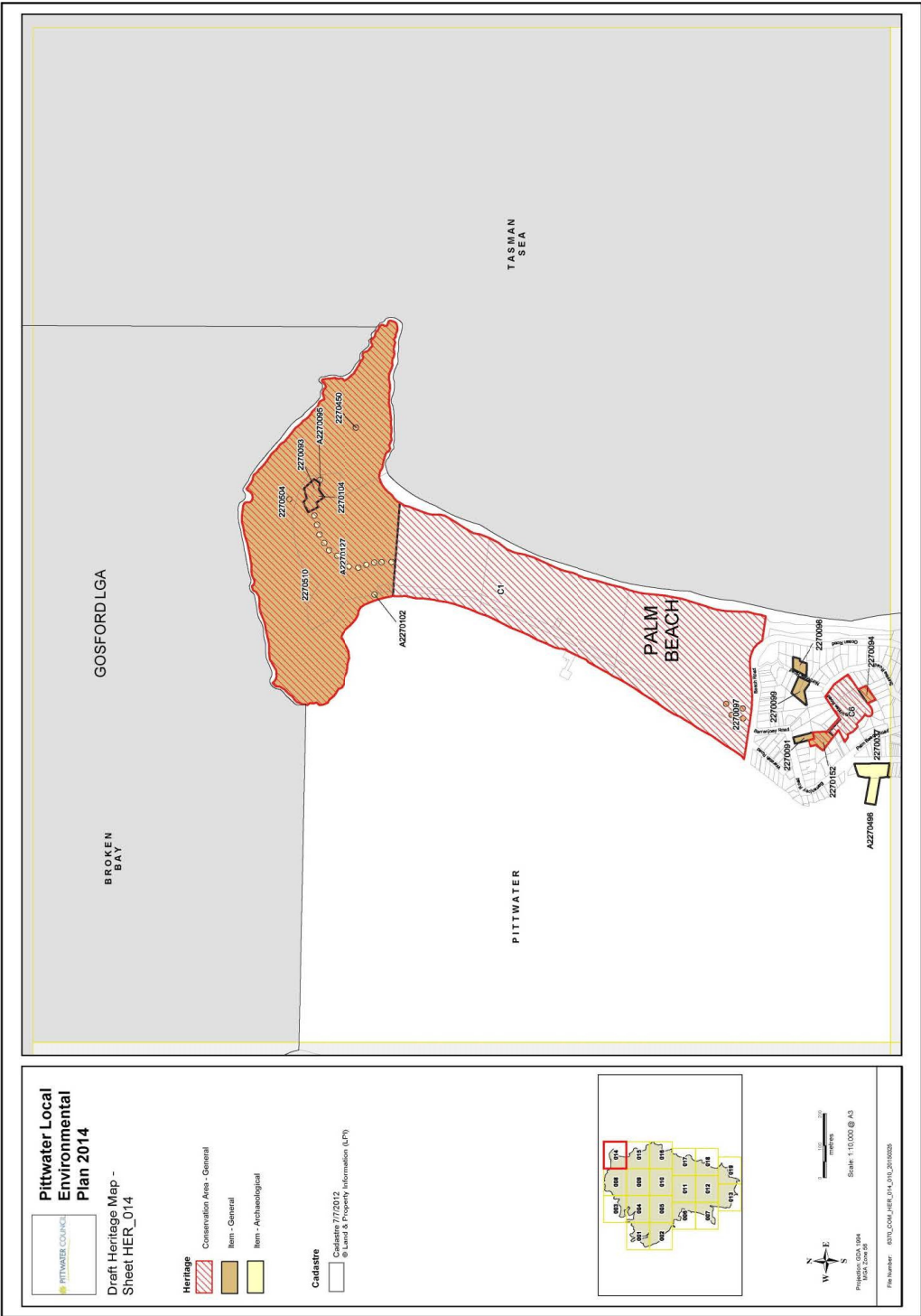


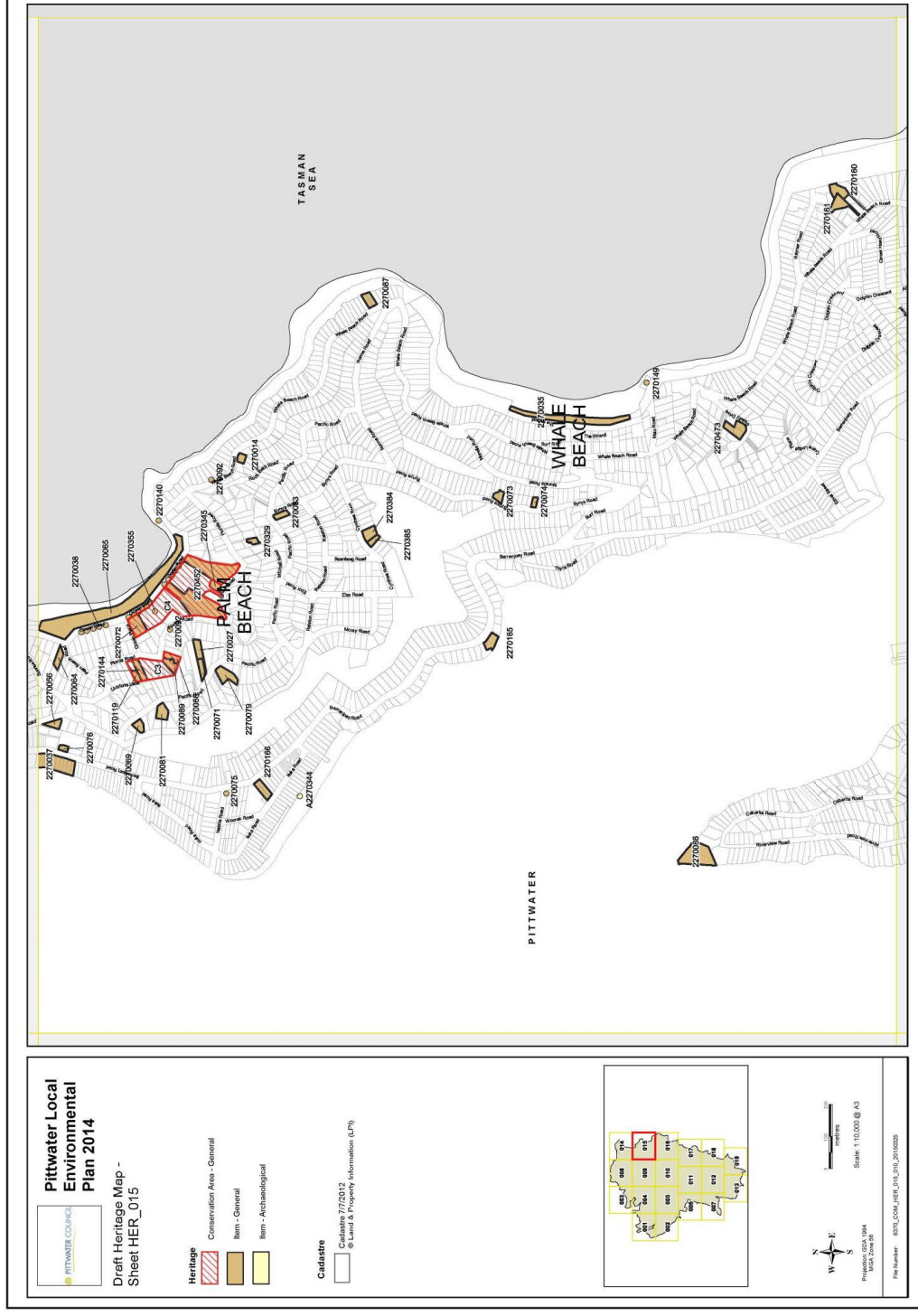


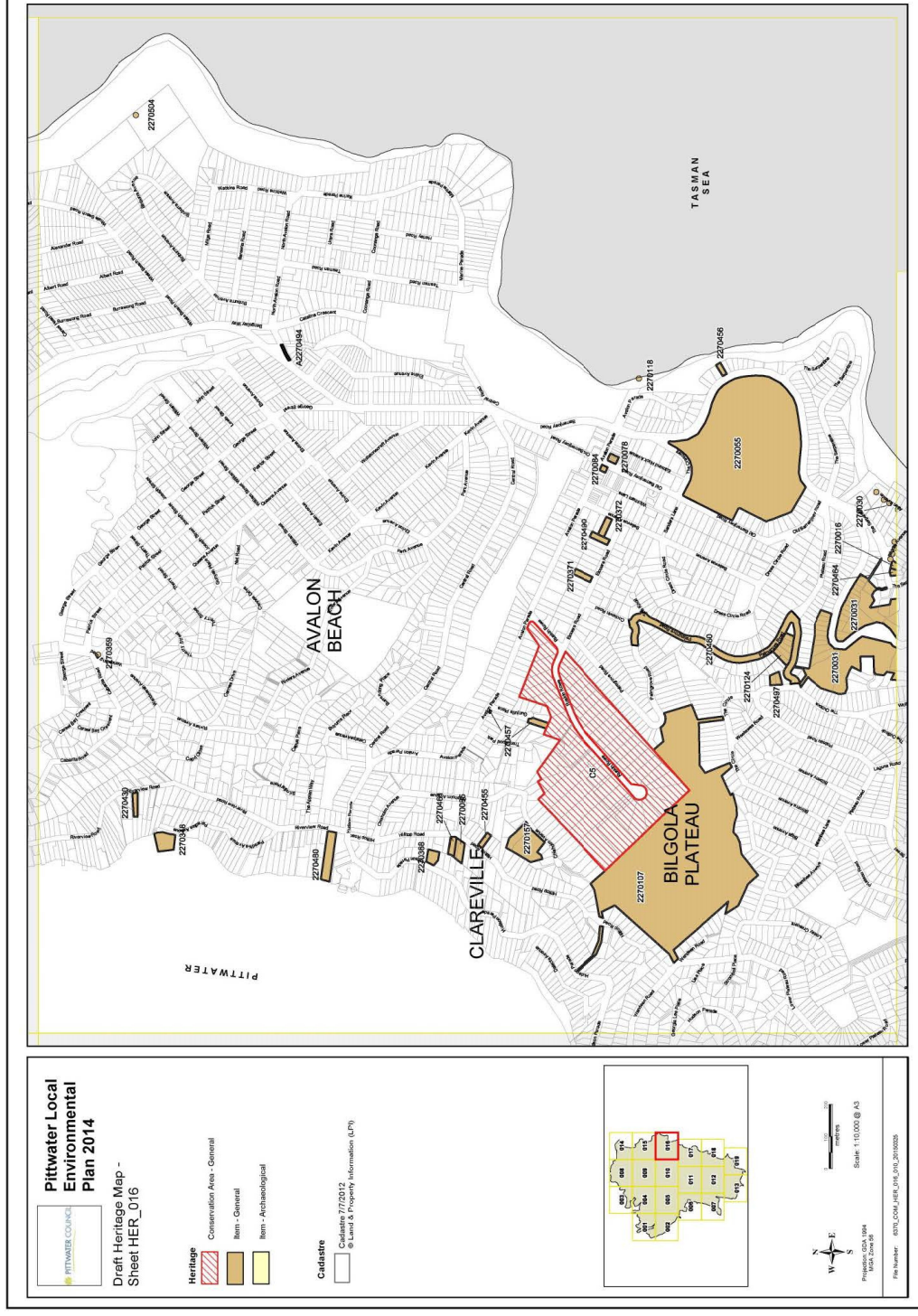


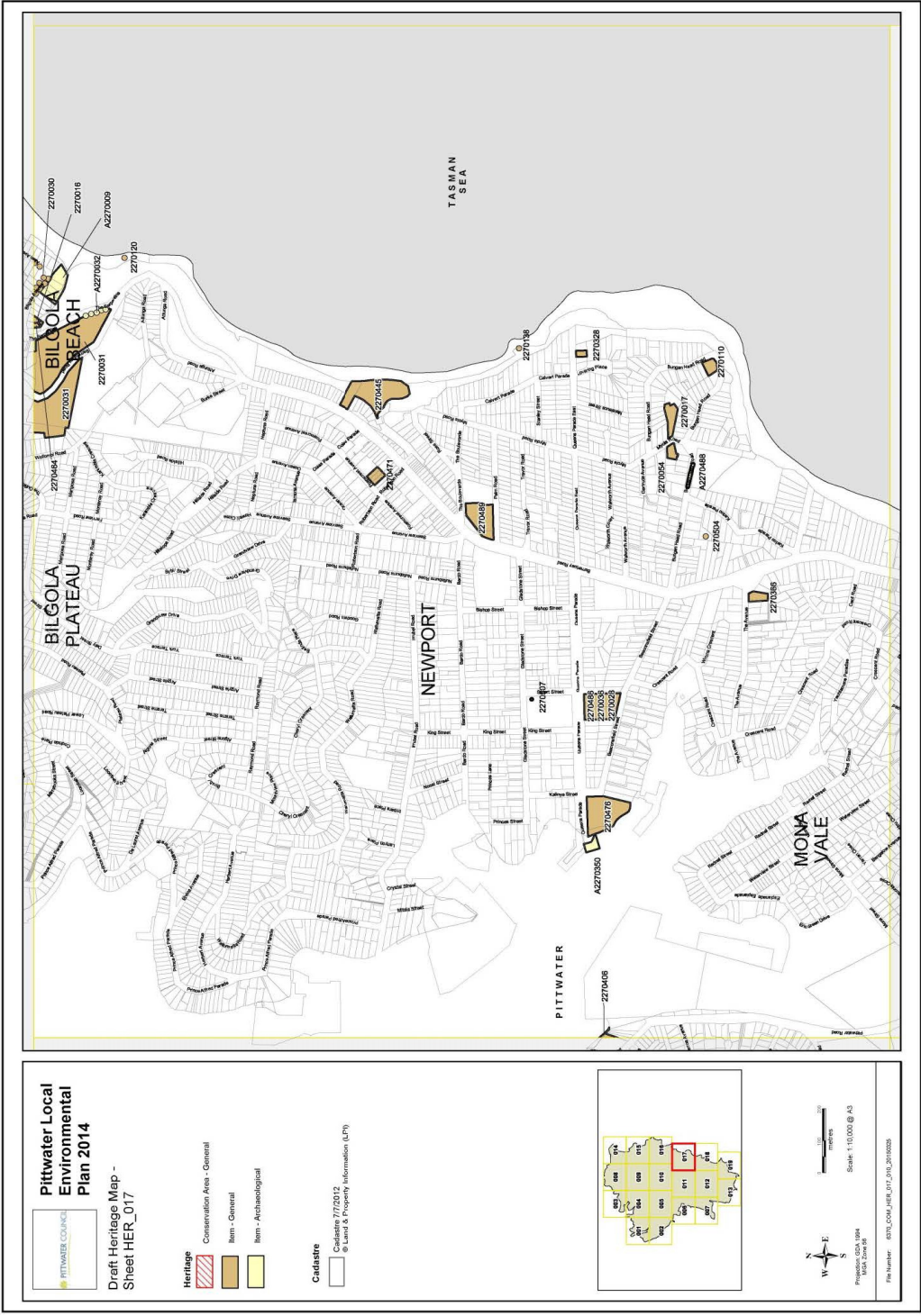




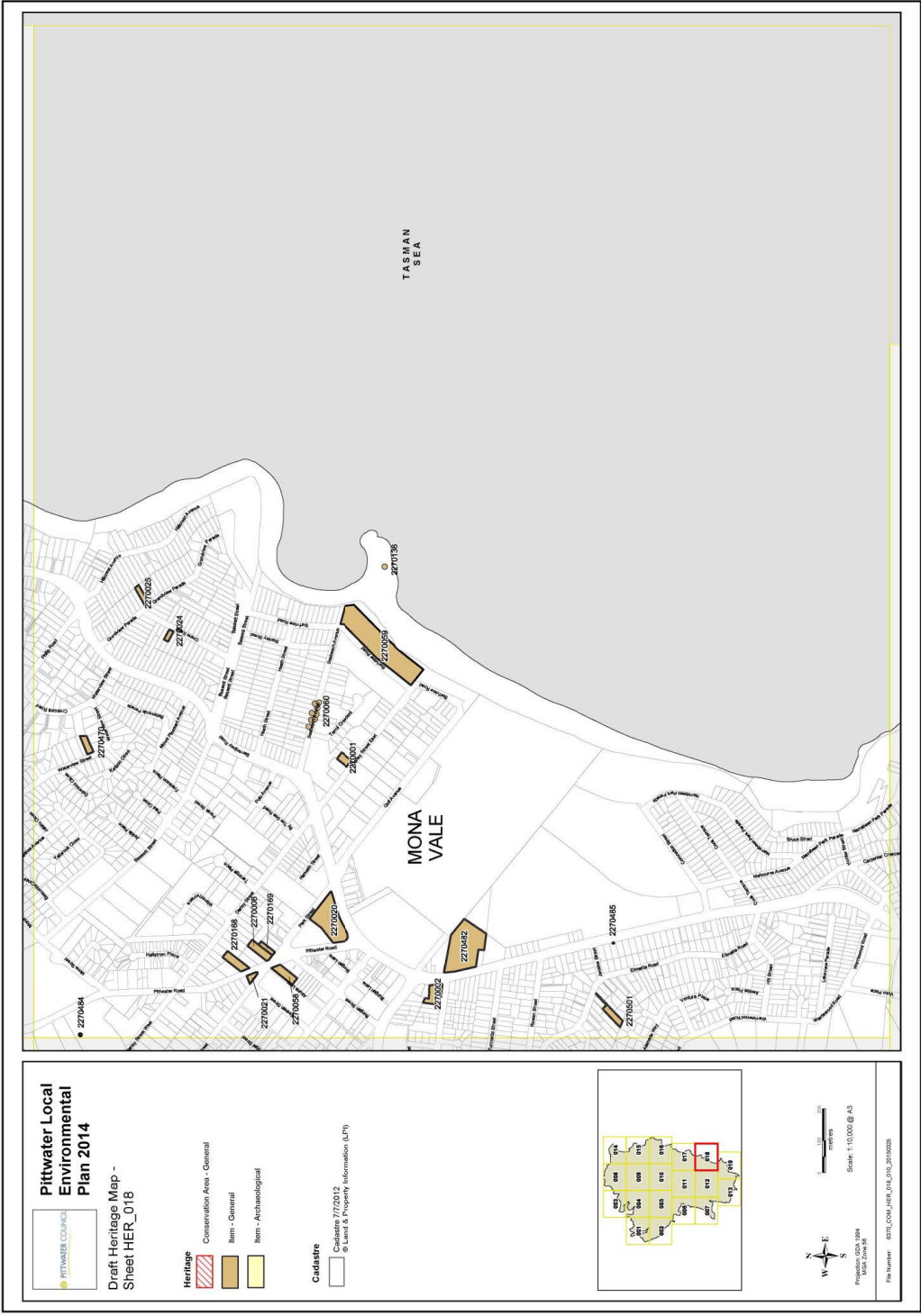














**Draft Pittwater 21 Development Control Plan (DCP) heritage controls****B1.1 Heritage Conservation – Heritage items, heritage conservation areas and archaeological sites listed in Pittwater Local Environmental Plan 2014****Land to which this control applies**

- Land on which a heritage item, heritage conservation area or archaeological site is located, and that is listed in Schedule 5 and shown on the Heritage Map in the Pittwater Local Environmental Plan 2014

**Uses to which this control applies**

- All Uses

**Outcomes**

Conservation of the environmental heritage of Pittwater in accordance with the principles contained in the *Burra Charter*.

Enhancement of the identified heritage values and significant character of the heritage conservation areas and encourage design that responds appropriately to their character.

Development that is respectful of environmental heritage, undertaken in a manner that is sympathetic to, and does not detract unnecessarily from, any identified heritage significance.

Recording of identified cultural heritage throughout the development process.

**Controls****Heritage Items or Archaeological Sites**

Any development application involving work likely to impact the heritage significance of a heritage item or archaeological site is to be accompanied by a Heritage Impact Statement, prepared by an appropriately qualified heritage professional. A Statement of Heritage Significance, establishing and assessing how the heritage significance will be affected by the development, must be included as a component of the heritage impact statement.

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.

Development on land containing a heritage item or archaeological site is to minimise the impact on the setting of the item or site by providing an adequate buffer zone where appropriate, and maintaining and respecting significant views to and from the heritage item or archaeological site.

Fencing and gates that are complementary to a heritage item should be retained, particularly those constructed from sandstone and are significant or represent important character elements for a locality.

New fencing and gates to a heritage item are to be compatible with the style and scale of the heritage item.

Original face brick or stone surfaces are not to be painted nor rendered.

Garages and carports are to be located as far behind the front building alignment of a heritage item as possible, if the site conditions allow. Garages and carports ideally should not be attached or integrated with heritage items, but set carefully next to them. Where possible they should not entail alteration of the heritage item to accommodate them, so that the heritage item is not distorted.

The scale and form of any alterations and additions are not to dominate the existing building, especially when viewed from the most significant elevations. New alterations and additions should be consistent with the existing building form with respect to roof shape and pitch, façade articulation, fenestrations, proportions and position of windows and door openings.

Alterations and additions to heritage items should not necessarily attempt to replicate the architectural or decorative detail of the original but be sympathetic and compatible so as to maintain a distinction between old and new in a subtle manner. Alterations and additions should complement a heritage item's existing period style and character. Reconstruction or reinstatement of the original details and finishes is encouraged.

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.

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.

Colour schemes for heritage buildings should generally be compatible with the particular architectural style and period of the building.

If work associated with a development approval is likely to adversely impact the heritage item, Council requires an archival recording of a heritage item to be prepared by an appropriately qualified heritage professional.

### Heritage Conservation Areas

Development applications in heritage conservation areas, involving work likely to impact the heritage significance of the conservation area, must be accompanied by a Statement of Heritage Impact, establishing and assessing how the significance of the heritage conservation area will be affected by the development.

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.

Distinctive characteristics of the streetscapes including fitting into the unique topography, leafy quality and garden settings is to be retained.

No new intrusive changes or elements will be permitted in the heritage conservation areas, including high, visually impenetrable front fences, painting of face brick façades, removal of original detailing, or unsympathetic alterations and additions, such as a first floor.

Development must minimise the visual impact on the surroundings, in particular the landscaped setting.

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 item(s) 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.

Where there are uniform levels or setbacks within the streetscape, development is to be consistent with the levels and setbacks of the adjoining buildings.

Development is not to obscure existing significant views to and from heritage items.

Contemporary design for new houses and for alterations and additions is acceptable and encouraged as long as it respects its context and achieves a cohesive relationship with historically and architecturally significant existing fabric.

The materials and finishes of new houses are to be compatible with the materials and finishes of adjoining buildings of heritage significance. They must be similar to, but should not copy, the characteristic materials, finishes, textures and colours of the buildings of heritage significance within the streetscape. Contemporary materials may be used where their proportions, detailing and quantities are consistent with the existing and desired future character of the heritage conservation area.

### **Variations**

To help preserve environmental heritage in Pittwater, Council may consider varying other controls within this DCP to help preserve the significance of heritage items and heritage conservation areas.

### **Advisory Notes**

Section 5.10(3) of Pittwater LEP 2014 includes provisions for minor work or maintenance work to proceed without receiving development consent.

[Refer to Appendix 2](#) for additional information on heritage in Pittwater.

The *Burra Charter* provides guidance for the conservation and management of places of cultural significance and is published by Australia ICOMOS Incorporated.

## **B1.2 Heritage Conservation – Development in the vicinity of heritage items, heritage conservation areas, archaeological sites or potential archaeological sites**

### **Land to which this control applies**

- Land within the vicinity of a heritage item, heritage conservation area or archaeological site that is listed in Schedule 5 and shown on the Heritage Map in the Pittwater Local Environmental Plan 2014

### **Uses to which this control applies**

- All Uses

### **Outcomes**

Conservation of the environmental heritage of Pittwater LGA in accordance with the principles contained in the *Burra Charter*.

Enhancement of the identified heritage values and significant character of the heritage conservation areas and encourage contemporary design that responds appropriately to their character.

Development respectful of environmental heritage undertaken in a manner that is sympathetic to, and does not detract from, any heritage significance.

### **Controls**

Any development application involving work likely to impact the heritage significance of a heritage item, heritage conservation area, archaeological site or potential archaeological site is to be accompanied by a Statement of Heritage Impact prepared by an appropriately qualified heritage professional. A Statement of Heritage Significance, establishing and assessing how the heritage significance will be affected by the development, must be included.

Developments in the vicinity of a heritage item, heritage conservation area, archaeological site or potential 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.

Developments in the vicinity of a heritage item, heritage conservation area, archaeological site or potential archaeological site are to minimise the impact on the heritage significance by providing an adequate buffer zone, and maintaining and respecting significant views to and from the heritage item, heritage conservation area, archaeological site or potential archaeological site.

### **Variations**

Nil.

### **Advisory Notes**

[Refer to Appendix 2](#) for additional information on heritage in Pittwater.

The *Burra Charter* provides guidance for the conservation and management of places of cultural significance and is published by Australia ICOMOS Incorporated.

## **B1.3 Heritage Conservation – General**

### **Land to which this control applies**

- Land on which there are no heritage items, heritage conservation areas or archaeological sites and is not in the vicinity of a heritage item, heritage conservation area or archaeological site.

### **Uses to which this control applies**

- All Uses

### **Outcomes**

Conservation of the environmental heritage across Pittwater LGA in accordance with the principles contained in the *Burra Charter*.

Enhancement of the existing heritage values and encouragement of contemporary design that responds appropriately to their context.

Development respectful of environmental heritage undertaken in a manner that is sympathetic to, and does not detract from, any heritage significance.

### **Controls**

If a property, the subject of a development application, is identified as possibly meeting any of the criteria for heritage listing (encompassing the four values of the *Burra Charter*, being historical, aesthetic, scientific and social significance) then additional independent information on the potential heritage significance may be requested.

If the property meets the criteria for heritage listing then development control B1.1 of this DCP will apply.

### **Variations**

Nil.

### **Advisory Notes**

[Refer to Appendix 2](#) for additional information on heritage in Pittwater.

The Burra Charter provides guidance for the conservation and management of places of cultural significance and is published by Australia ICOMOS Incorporated.



# Summary of submission received during the public exhibition of the draft Pittwater Community Based Heritage Study Review



## Pittwater Community Based Heritage Study Review Consultation – Response to Submissions Received During the Exhibition Period

Sub. no	Property Address	Date of Submission	Summary of issues	Response	Recommendation
<b>SUPPORT SUBMISSIONS</b>					
(Where parts of a submission are quoted they are indicated in <i>italics</i> )					
8	Biggola Heritage Conservation Area	7 <sup>th</sup> August 2014	<ul style="list-style-type: none"> <li>• Applauds Pittwater Council for undertaking the Heritage Study and proposing the listing of the Proposed Heritage Conservation Area for Biggola need clarification so that this Heritage Conservation Area is transparent to Council staff, Biggola residents/owners to the Pittwater community and thus fully describes what is to be protected.</li> <li>• The boundary of the Conservation Area is clear on the map but not in the written description.</li> <li>• Recommendation of several actions for changes to the description of the Conservation Area;               <ul style="list-style-type: none"> <li>- 2 and 4 The Serpentine need to be included in the written notes covering the conservation area . They are on the Map</li> <li>- The cabbage tree palms must be written upfront in all descriptions mentioning what should be protected. This is not obvious at the moment although it exists later in the text</li> <li>- Bridges, wells, paths, archaic stone garden ornaments need to be listed quickly as an audit suggested by the Consultant, before they disappear. Numerous features from the Biggola Estate remain in various gardens – see submission for more detailed description.</li> <li>- The Heritage Conservation Area should capture what is left of the gardens that reflect the Biggola Estate.</li> <li>- Biggola House was demolished in 1989 not 1987</li> <li>- Why is a photograph of Allen Ave included in the Review? 1 Allen Ave does have an old well on it. 2 The Serpentine has old stone /shell gate posts. Are these already listed? No mention of them anywhere.</li> <li>- The drystone creek wall running thru [sic] all blocks</li> </ul> </li> </ul>	<p>Recommendations have been noted.</p> <p>Due to limitations on the detailed analysis and comparison with the historical evidence of the remnant garden and landscape elements of the former Biggola Estate/House under the current Community Based Heritage Study Review, it is considered a further analysis and assessment of the nominated elements of the Biggola Estate/House be undertaken to inform the decision making on their heritage values.</p>	<p>Consider a thorough investigation and assessment of the heritage significance of the remnant garden and landscape elements of the former Biggola House in any future heritage study within 24 months following the completion of this Heritage Study Review.</p>

Pittwater Community Based Heritage Study Review / March 2015  
RESPONSE TO THE SUBMISSIONS RECEIVED DURING THE EXHIBITION PERIOD



Sub. no	Property Address	Date of Submission	Summary of issues	Response	Recommendation
			<p><i>needs to be upfront in the description and all of the garden ornamentation, including those precious archaic urns, need to be itemised and mentioned</i></p> <ul style="list-style-type: none"> <li>- The bibliography should reflect the article written by Tony Dawson and Anne Spencer. It is currently only quoted only as research notes. (<i>Bigola- The Story of a Politician, a Pilot and an Epicure</i> by Tony Dawson and Anne Spencer. Published in the Peninsular Historian-newsletter of the Manly, Warringah and Pittwater Historical Society Inc., Part 1 August 2010 and Part 2 September 2010)</li> <li>- <i>Because of the research resulting from this effort I would like to see more text given to these 3 important owners of Bilgola House Watt, MacLurcan and Dalley in the history summary-- the three responsible for much of the heritage we see today [sic]</i></li> </ul>		
15	Bilgola Heritage Conservation Area	21 <sup>st</sup> August 2014	<ul style="list-style-type: none"> <li>• Submission notes the following: <ul style="list-style-type: none"> <li>- Their house was built in 1960s and renovated in 2007, and that the DA has not been completed in respect to the carport, and as such submit that they <i>retain the right to complete that construction or in the alternative provide an application for a different carport/garage construction at a later date.</i></li> <li>- Their property does not have any heritage items with respect to the channel, bridge or specific heritage items.</li> <li>- The property has a continuous brush wood fence outside of their property boundary bordering the channel noting that those owners who also own and maintain the brush wood fence were offered to purchase the land on the reserve side of the channel and include that allotment in their respective certificates of title. The submission notes that as they are new owners of the said title they missed the opportunity, and as such request that they be allowed the opportunity to acquire such land from Council at a reasonable value.</li> <li>- Although they are not objecting to the conservation area and their property being included as part of the</li> </ul> </li> </ul>	<p>Information on the property's age and subsequent renovations is noted. Retaining the right to complete construction of the carport is a matter for Council's consideration whenever such inquiry or application is made by the owners.</p> <p>It is known that the property does not have any heritage items currently listed under the Pittwater LEP 2014.</p> <p>Opportunity to acquire the land on the reserve side of the channel is a matter for Council's consideration whenever such request is made by the owners.</p> <p>Due to limitations on the</p>	<p>Council note the comments in this submission.</p> <p>Consider a thorough investigation and assessment of the heritage significance of the remnant garden and the landscape elements of the former Bilgola House in any future heritage study within 24 months following the completion of this Heritage Study Review.</p>

Pittwater Community Based Heritage Study Review / March 2015  
RESPONSE TO THE SUBMISSIONS RECEIVED DURING THE EXHIBITION PERIOD

Sub. no	Property Address	Date of Submission	Summary of issues	Response	Recommendation
9	7 Gunjulla Place, Avalon	8 <sup>th</sup> August 2014	<p>conservation area, they object for inclusion in any heritage listed items including bridges, cabbage tree palms etc.</p> <ul style="list-style-type: none"> <li>- The wording as to what constitutes a heritage item and what constitutes a conservation item should be clearly defined within the report and LEP 2014.</li> </ul>	<p>detailed analysis and comparison with the historical evidence of the remnant garden and landscape elements of the former Bilgola Estate/House under the current Community Based Heritage Study Review, it is considered a further analysis and assessment of the nominated elements of the Bilgola Estate/House be undertaken to inform the decision making on their heritage values.</p> <p>Section 2.7 of the Pittwater Community Based Heritage Study Review report explains the rationale for assessing heritage significance and listing criteria. Definitions of heritage related matters are included in the Dictionary section of the Pittwater LEP 2014.</p>	<p>Retain on the potential heritage items list.</p>
			<ul style="list-style-type: none"> <li>• Agree with the listing of their property, however: <ul style="list-style-type: none"> <li>- Submission points out many elements of the house which will be preserved as <i>outstanding examples of what not to do</i>.</li> <li>- The interior of the house was significantly altered prior to mid 2014 when the property was purchased by the current owners.</li> <li>- Do not want any onerous conditions as a result of the heritage listing of the property. The owners are elderly, semi retired and wish to continue living a quiet and</li> </ul> </li> </ul>	<p>Amendments have been made to the inventory form of this potential item to include the changes noted in the submission and update the integrity of the interiors.</p> <p>The heritage listing will not significantly restrict the flexibility of making</p>	

Pittwater Community Based Heritage Study Review / March 2015  
RESPONSE TO THE SUBMISSIONS RECEIVED DURING THE EXHIBITION PERIOD

Sub. no	Property Address	Date of Submission	Summary of issues	Response	Recommendation
			private life.	changes to the interiors of the house due to its altered nature. The property will not be open to public views as a result of its heritage listing. There will be no requirement to open the property for public viewing hence no impact would occur to the privacy of the owners.	
13	Draft Pittwater Community Based Heritage Study Review (in general) and Ruskin Rowe	19 <sup>th</sup> August 2014	<ul style="list-style-type: none"> <li>Applaud Pittwater Council for undertaking the Study and would like Council to enforce 'Heritage Conservation Area's Conditions' and take a more firm stance regarding Development Applications in the Ruskin Rowe Heritage Conservation Area.</li> </ul>	The submission is in relation to inappropriate recent developments and protection of an existing heritage item (Ruskin Rowe Heritage Conservation Area "C5"). Section 5.0 of the Pittwater Community Based Heritage Study Review report provides recommended heritage management guidelines and controls for the DCP with a specific recommendation for amendments to the DCP (Recommendation 2).	Implement recommendations of the Community Based Heritage Study Review report and enforce controls for Heritage Conservation Areas.
28	59 Douglas Estate, McCarrs Creek	4 <sup>th</sup> September 2014	<ul style="list-style-type: none"> <li>Owners strongly in favour of keeping the heritage listed stone groyne on their property</li> <li>Points out some potential inaccuracies in terms of the age of the groynes in that they may be significantly older than suggested</li> <li>Notes that the photo provided in the SHI form is not of the subject property but of another property on the Elvina Bay to Lovett Bay headland. Photos of the subject groyne have been included in the submission.</li> </ul>	Amendments have been made to the existing heritage item's inventory form (2270426) accordingly.	Maintain on Schedule 5 of the Pittwater LEP 2014.

Pittwater Community Based Heritage Study Review / March 2015  
RESPONSE TO THE SUBMISSIONS RECEIVED DURING THE EXHIBITION PERIOD



Sub. no	Property Address	Date of Submission	Summary of issues	Response	Recommendation
39	43 Hilltop Road, Avalon Beach (Log Cabin)	11 <sup>th</sup> September, 2014	<ul style="list-style-type: none"> <li>• Very happy that the Log Cabin is being considered for listing.</li> <li>• Could the photograph of the bathroom please be removed?</li> </ul>	The photograph has been removed from the inventory form of the potential heritage item.	Retain on the potential heritage items list.
43	Ocean Road Heritage Conservation Area	12 <sup>th</sup> September 2014	<ul style="list-style-type: none"> <li>• Happy that the Ocean Road Heritage Conservation Area will not be changed. Suggests some corrections before the Heritage Conservation Area is adopted as one of the houses, "Wllooroon", was demolished in 2000 after Council consent.</li> <li>• We purchased the land at auction in 2002 and completed a new house in December 2003 which we called "Bellona". There have been many positive comments about "Bellona" from the local community because of the way it has blended with the other houses in the conservation area .... You may be interested to know that the ship, Bellona, brought the Rose family to Australia in 1793. The family was in fact the first Free Settlers who came primarily as farmers to help the colony become self-sustainable.</li> </ul>	Comments are noted and amendments have been made to the inventory form accordingly.	Maintain on Schedule 5 of the Pittwater LEP 2014.
50	1598 Pittwater Road, Mona Vale (Mona Vale Bowling Club)	13 <sup>th</sup> September 2014	<ul style="list-style-type: none"> <li>• Submission thanks Pittwater Council for undertaking the Study.</li> <li>• Has a couple of comments regarding the study: <ul style="list-style-type: none"> <li>- Has been pleased that the Namatjira Lounge at the Mona Vale Bowling club has been recognised for its social significance.</li> <li>- The Historical notes suggest that the large image on the western wall of the club is a large photograph of an Aboriginal painting. This in [sic] in fact an early, large format photograph of a sacred ceremony outside of Alice Springs. The image was taken by a member of the club. The Australian Museum has verified this as being a large format original photo. It is important that this detail be changed within the report.</li> <li>- While it is understood that not all the contents of the room can be listed, the Mona Vale Residents Association would like council to consider thoroughly documenting all of the artwork and tribal items in a</li> </ul> </li> </ul>	<p>Amendments have been made to note the large original format of the photograph on the wall of the Namatjira Lounge.</p> <p>Recommendation has been made in the inventory form to prepare a register of artworks and tribal items in the Club including a photographic archival recording.</p> <p>Lot 3 has been recognised as woodland and recommended to be managed under the existing Kitchener Park Plan of</p>	Retain on the potential heritage items list.

Pittwater Community Based Heritage Study Review / March 2015

RESPONSE TO THE SUBMISSIONS RECEIVED DURING THE EXHIBITION PERIOD

Sub. no	Property Address	Date of Submission	Summary of issues	Response	Recommendation
			<p><i>visual way for future reference use</i></p> <ul style="list-style-type: none"> <li>- Pleased to see that Lot 3 is recognised as Woodland and a part of Kitchener Park. Our [sic] we correct in believing that council will keep this unique piece of Woodland for the future recreational needs of our community, as specified by the state planning authority in 1976, when it was acquired by Warringah Council? If our assumption is correct council should be congratulated for including this in the study...</li> </ul>	Management.	
51	General	15 <sup>th</sup> September 2014	<ul style="list-style-type: none"> <li>• Congratulations to you and all the team on the heritage study and well done on getting it through to this point. I'm delighted to see many of the nominated items listed in the draft.</li> </ul>	Commendations are appreciated.	N/A
54	Concrete statues at Bayview Golf Course	22 <sup>nd</sup> September 2014	<ul style="list-style-type: none"> <li>• Supports the inclusion of the statues on the heritage listing.</li> <li>• However, they cannot guarantee unchanging the current location of the statues and asks for flexibility.</li> </ul>	Amendments have been made to the inventory form for flexibility on their relocation within the golf course.	Retain on the potential heritage items list.

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<b>QUESTIONS/COMMENTS</b> (Where parts of a submission are quoted they are indicated in <i>italics</i> )					
11	Newport Public School	18 <sup>th</sup> August 2014	<ul style="list-style-type: none"> <li>Council proposes to have the flag included the listing. The SHI form recommends that it shouldn't be listed. <i>What is Council's intent, remembering that the School has no knowledge of such flag?</i></li> </ul>	The flag is a movable item therefore it has been excluded from the listing.	Retain on the potential heritage items list under the name of Newport Public School – School Bell and Foundation Stone.
12	Bungan Castle	Undated	<ul style="list-style-type: none"> <li>Submission made in order to correct information in the SHI form in regards to the former use of the building, the Historical Notes, Criteria B and G.</li> </ul>	Comments are noted and amendments have been made accordingly on the SHI form of this existing heritage item.	Maintain on Schedule 5 of the Pittwater LEP 2014.
17	General	19 <sup>th</sup> August 2014	<ul style="list-style-type: none"> <li>Submission stating the need for a brochure on the implications of heritage listing for private land owners in the Pittwater council area.</li> <li><i>If heritage listing results in the loss of a property's market value what can Pittwater council do to compensate listed heritage property owners?</i></li> <li>Will there be funds made available for the maintenance and repairs of heritage properties?</li> </ul>	Comments and issues raised are noted. The Community Based Heritage Study Review report contains recommendations for educational publications, sessions and exploration of funding opportunities to assist the owners of the heritage items for conservation works.	Refer to the recommendations of the Community Based Heritage Study Review report.
20	50 Sunrise Road, Palm Beach (Windyridge)	26 <sup>th</sup> August 2014	<ul style="list-style-type: none"> <li>Submission points out some inaccuracies in the SHI form:               <ul style="list-style-type: none"> <li><i>Windyridge was designed by Wilshire &amp; Day. The builder, Charles Verrills adapted the plan to suit the site. Also the back verandah was enclosed. That was in 1919. Over a period of time the dead load of the terracotta tiles required the roof structure to be reinforced. This was done by Frederick Verrills, the son of the builder. Due to excessive leakage, the terracotta tiles were replaced by much lighter decramastic roof tiles.</i></li> </ul> </li> </ul>	Comments are noted and amendments have been made accordingly to this existing heritage item's inventory form.	Maintain on Schedule 5 of the Pittwater LEP 2014.

Pittwater Community Based Heritage Study Review / March 2015  
RESPONSE TO THE SUBMISSIONS RECEIVED DURING THE EXHIBITION PERIOD



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22	Church Point	29 <sup>th</sup> August 2014	<ul style="list-style-type: none"> <li>Notes a body of work, which has been established on the history of Church Point and available at <a href="http://www.pittwaterhistory.wordpress.com">www.pittwaterhistory.wordpress.com</a></li> <li>A copy of the Conservation Management Strategy (CMS) for Church Point has been provided as part of the submission for consideration.</li> </ul>	The considerable information contained in the CMS and the additional article have been noted. Information has been incorporated into the Community Based Heritage Study Review report where applicable. The website was consulted during the preparation of the Community Based Heritage Study Review.	N/A
22 (2)			<ul style="list-style-type: none"> <li>Additional article supplied by Church Point Friends (<i>Church Point (NSW) History: Places, People and Activities</i>) to be considered.</li> </ul>		
26	16 Elouera Road, Avalon Beach	3 <sup>rd</sup> September 2014	<ul style="list-style-type: none"> <li>Submission made in order to provide additional notes and correct information in the SHI form with measured drawings of the house after the extensions were undertaken. <ul style="list-style-type: none"> <li><i>The drawings of the house are dated 1934, suggesting that it was designed about this time. Construction would probably have been completed c1935. (i.e. not 1929).</i></li> <li>See additional notes for Physical Description and Alterations and Additions to be included in the SHI form.</li> </ul> </li> </ul>	Information has been incorporated into the SHI form where applicable.	Retain on the potential heritage items list.
16	Bayview Baths and Church Point	11 <sup>th</sup> August 2014	<ul style="list-style-type: none"> <li>Notes misinterpreted historical information in the book by Alan Corbett "Church Point and McCarr's Creek".</li> <li>Concern raised about <i>complete omission of any mention of Bayview Baths</i> and puzzled on the heritage listings of Paradise Beach Baths, tidal private pool in Walker Estate and remnant wharf near the Avalon Sailing Club.</li> </ul>	<p>Comments have been noted and amendments have been made accordingly. The Thematic History has been reviewed and rewritten by the Historian, Sue Rosen.</p> <p>Removal of Bayview Baths from the potential items list was recommended following the first</p>	<p>The recommendation for removal of Bayview Baths from the potential heritage items list is still valid.</p> <p>It is strongly emphasised that Pittwater Council ensures protection under the existing <i>Pittwater Public Space and Recreation Strategy 2014</i> until an appropriate option</p>

Pittwater Community Based Heritage Study Review / March 2015  
RESPONSE TO THE SUBMISSIONS RECEIVED DURING THE EXHIBITION PERIOD

No	Property Address	Date of Submission	Summary of issues	Response	Recommendation
				community consultation process in July 2013 due to the significant deterioration, public health and safety risk and required extensive fabric replacement. The 'Tidal swimming pool' at 40C Paradise Avenue, Paradise Beach (2270348) and the 'Wharf remnant' at 28B Hudson Parade Clareville (2270062) are existing heritage items under Schedule 5 of the Pittwater LEP 2014 and pose no public health and safety risk or require extensive fabric replacement for their protection.  Refer to the response below for further details on Bayview Baths.	for the site is implemented.  A Heritage Interpretation Strategy incorporating photographic archival recording of the structure both above and under water should be prepared to ensure the historic and social values of the Bayview Baths are told to the future generations. Physical interpretive representation should be implemented.
27	Bayview Baths and Church Point	4 <sup>th</sup> September 2014	<ul style="list-style-type: none"> <li>Concern expressed about complete omission of any mention of Bayview Baths and associated Groyne/Wharf, and Numerous errors of fact, incorrect attribution of source.</li> <li>Submission includes comments and corrections for both the SHI form of Bayview Baths and the Report on Pittwater Community Based Heritage Study Review June 2014 FINAL</li> </ul>	Removal of Bayview Baths from the potential items list was recommended following the first community consultation process in July 2013 due to the significant deterioration, public health and safety risk and required extensive fabric replacement. Further consideration was given in line with the information provided in the submission; however, the feasibility study (provided by Pittwater	The recommendation for removal of Bayview Baths from the potential heritage items list is still valid.  Consider implementation of the recommendations made above.

Pittwater Community Based Heritage Study Review / March 2015  
RESPONSE TO THE SUBMISSIONS RECEIVED DURING THE EXHIBITION PERIOD



No	Property Address	Date of Submission	Summary of issues	Response	Recommendation
				Council staff clearly itemised the options for removal, retention and restoration, and construction of a new pool. The issues related to the public health and safety risk as well as the close location of storm and sewer outlets reducing the possibility of maintaining a suitable and safe public space within Bayview Baths while maintaining the existing original/early fabric of the item. The historical importance and social heritage value of the Baths are acknowledged but given consideration to relevant constraints and condition of the fabric comprising the Bayview Baths the listing is not warranted in this case. Recommendations have been made to mitigate the removal of the Baths in the future.	
31	Bayview Baths	5 <sup>th</sup> September 2014	<ul style="list-style-type: none"> <li>Notes that the Bayview Baths have already been brought to Council's attention over the past 5 years by the Bayview Church Point Residents Association.</li> </ul>	<p>Submission has been noted.</p> <p>Refer to the response above.</p>	As above.
32	117 Pacific Road, Palm Beach	8 <sup>th</sup> September 2014	<ul style="list-style-type: none"> <li>Submission provides information on the status of the trees on the property: <ul style="list-style-type: none"> <li>The large Angophora lost a large limb in a storm early 2013. The smaller tree was hit by the falling limb and</li> </ul> </li> </ul>	This is an existing heritage item listed under the name of "Cabbage Tree Palms ( <i>Livistonia australis</i> ) and	The relevant inventory form and listing in Schedule 5 of the Pittwater LEP 2014

Pittwater Community Based Heritage Study Review / March 2015  
RESPONSE TO THE SUBMISSIONS RECEIVED DURING THE EXHIBITION PERIOD

No	Property Address	Date of Submission	Summary of issues	Response	Recommendation
			<p>subsequently fell down causing damage to the larger tree that was considered so unstable that Council authorised its removal. The owners believe that there are no Cabbage Tree Palms on their property (nor have there been since 2000)</p> <p>- The owners suggest that there is still one <i>beautiful tree</i> on the property - possibly a spotted gum - and invites Council to go and inspect it.</p>	Sydney Red Gums ( <i>Angophora costata</i> ) on Schedule 5 of the Pittwater LEP 2014 (Item No. 2270027). No Cabbage Tree Palms exist within the property but a Sydney Red Gum ( <i>Angophora costata</i> ) remains.	(2270027) is to be amended to reflect this.
33	1 Sturdee Lane, Lovett Bay (Trincomalee)	8 <sup>th</sup> September 2014	<ul style="list-style-type: none"> <li>The house has a red tin roof (replaced in the 1970s), not a terracotta tile roof.</li> <li>The small pane windows were installed in the 1970s.</li> </ul>	The SHI form has been amended to reflect these changes.	N/A
35	173 Mona Vale Road and 20 Addison Road, Ingleside	9 <sup>th</sup> September 2014	<ul style="list-style-type: none"> <li>The property at 20 Addison Road, Ingleside is not a heritage listed building and we assume the reference made to this property in your cover letter was an error.</li> <li>Notes on the listing of 173 Mona Vale Road: The interior of the property has never been listed and we seek clarification as to why reference has been made to the interiors of the building.</li> <li>Need clarification of what elements of the interior are listed i.e. the interior structure carpets, chairs, pots and vases, light fittings, interior paint, lantern etc. (see submission)</li> <li>See track changes made to inventory form.</li> </ul>	<p>The property at 20 Addison Road, Ingleside is not part of the listing of the Baha'i House of Worship at 173 Mona Vale Road, Ingleside. It is assumed to be an error.</p> <p>The existing listing of the Temple does not exclude the interiors of the heritage item. In general, listing of heritage item includes all aspects of the property within the identified listing curtilage. Schedule 5 of Pittwater LEP 2014 indicates the curtilage for this heritage item as being Lot 52 DP 1152609. Therefore, all fabric and landscape (including the interiors of the Temple) within this allotment would</p>	<p>Council should send an electronic copy of the 'Heritage Listing Explained - What it means for you' publication to the owners for their information on the implications of heritage listing. The publication can be found at <a href="http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/heritagelistings2010final.pdf">http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/heritagelistings2010final.pdf</a></p>

Pittwater Community Based Heritage Study Review / March 2015  
RESPONSE TO THE SUBMISSIONS RECEIVED DURING THE EXHIBITION PERIOD

No	Property Address	Date of Submission	Summary of issues	Response	Recommendation
36	4 Pindari Place, Bayview	10 <sup>th</sup> September 2014	<p>The submission notes the importance of the house as follows:</p> <ul style="list-style-type: none"> <li>The draft list of additional heritage items includes the houses at No. 3 and No. 5 Pindari place Designed by Peter Muller and Bruce Rickard but not the Russell Slade House at No. 4 designed by Ian McKay. This house is one of McKay's most significant works and features in the Institute of Architects (NSW Chapter) Architectural Guide 444 buildings published in 1971.</li> <li>Pindari Place contains a very important group of houses designed by three of Sydney's leading architects who worked in the 'Organic' manner.</li> </ul>	<p>be considered as part of the heritage significance of the place and will need to be assessed whenever major works are proposed to the heritage item.</p> <p>The SHI form has been amended in accordance with the track changes provided.</p> <p>4 Pindari Place was removed from the potential heritage items list following the first consultation process due to the loss of its integrity through replacement of most of its internal fabric and modifications. It was understood that only the roof form was intact but the roof is in a very poor condition and will require replacement as a whole.</p> <p>The architectural value of 4 Pindari Place and the works of Russell Slade have been acknowledged. It is recommended to Council to note the architectural value of the property and the interest of the community, and to ensure appropriate mitigation measures being undertaken as part of any future development</p>	<p>No further consideration is required under the current Heritage Study. However, Council should request an archival recording of the place for inclusion in the local history collections of the Council's library. This is a common heritage practice for documentation of properties with architectural and community interest for future research purposes.</p>

Pittwater Community Based Heritage Study Review / March 2015  
RESPONSE TO THE SUBMISSIONS RECEIVED DURING THE EXHIBITION PERIOD

12

No	Property Address	Date of Submission	Summary of issues	Response	Recommendation
37	General	10 <sup>th</sup> September 2014	<ul style="list-style-type: none"> <li>A number of important sites appear to have been omitted from the Pittwater Community Based Heritage Study Review, including: Waterfall Cottage and Garden, the Warriewood Wetlands or Katandra Bushland Sanctuary. Comment on Tony Dawson's submission on Waterfalls – no waterfalls appear to have been included in the Study.</li> <li>None of the reserves in Church Point were considered to be of heritage value but appear to meet some of the significance assessment.</li> <li>There are more significant trees in Church Point than what made it on the list. None of Church Point's Spotted Gums are listed. <i>Church Point appears to be the orphan of Pittwater in relation to heritage.</i></li> <li>Ku-ring-gai inventory very general.</li> <li><i>I hope that a review of the items on the Pittwater Heritage List in the future will be carried out at regular intervals giving sufficient time for organisations and residents to make constructive recommendations.</i></li> <li>Appreciates inclusion of the Trigonometric Stations in the heritage listing.</li> </ul>	<p>application to the place.</p> <p>Waterfall Cottage and Garden, the Warriewood Wetlands and Katandra Bushland Sanctuary have been recommended for heritage listing under the LEP 2014 (see Table 6 in the Community Based Heritage Study Review report).</p> <p>The Study Team included Chris Betteridge of Musecape as an expert to assess the heritage values of the nominated landscape and natural places. Most of the noted reserves were found to have some values for amenity and recreational reasons rather than for their historical, aesthetic, rarity, or archaeological values.</p> <p>Inclusion of a place that has numerous of its kind in the LGA for amenities and recreational values is not warranted under the NSW Significance Assessment criteria. The existing protection under the Plan of Management is considered sufficient for these reserves.</p> <p>Preparation of a Plan of Management for waterfalls</p>	<p>Council note the comments in this submission for regular review of heritage items and community involvement.</p>

Pittwater Community Based Heritage Study Review / March 2015  
RESPONSE TO THE SUBMISSIONS RECEIVED DURING THE EXHIBITION PERIOD