

Ingleside Precinct

Non-Indigenous Heritage Assessment, Executive Summary

Revised Draft Report

Report prepared for NSW Department of Planning and Environment

November 2014



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Report Register

The following report register documents the development and issue of the report entitled Ingleside Precinct—Non-Indigenous Heritage Assessment, Executive Summary, undertaken by GML Heritage Pty Ltd in accordance with its quality management system.

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13-0405	1	Draft Non-Indigenous Heritage Assessment, Executive Summary	7 November 2014
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Quality Assurance

GML Heritage Pty Ltd operates under a quality management system which has been certified as complying with the Australian/New Zealand Standard for quality management systems AS/NZS ISO 9001:2008.

The report has been reviewed and approved for issue in accordance with the GML quality assurance policy and procedures.

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Date:	12 November 2014	Date:	12 November 2014

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Contents	Page
1.0 Introduction	1
1.1 Background	1
1.2 Methodology.....	1
1.3 Limitations and Qualifications	2
1.4 Terminology	2
1.5 Authorship	2
2.0 Heritage Review of Draft Structure Plan	3
2.1 Introduction.....	3
2.1.1 <i>Baha'i Temple</i>	3
2.1.2 <i>Ingleside House and the Powderworks Ruins</i>	3
2.1.3 <i>Klerks Garden</i>	4
2.1.4 <i>The Monterey Pines</i>	4
2.1.5 <i>Conclusion</i>	4
2.2 Next Steps.....	4

1.0 Introduction

1.1 Background

GML Heritage Pty Ltd (GML) has been engaged by the Department of Planning and Environment to prepare a non-Indigenous heritage assessment for the Ingleside Precinct. The primary aim of the assessment is to assess known and potential non-indigenous heritage within the Ingleside Precinct, and to establish appropriate planning controls.

As part of this project the Department of Planning and Environment, the Precinct Working Group (PWG), the masterplanners and landscape specialists are working collaboratively to achieve the conservation of significant non-Indigenous sites, values and cultural landscapes within the Ingleside precinct.

1.2 Methodology

The following tasks have been completed in preparation of this report:

Desktop Research

- Relevant heritage registers were searched to identify items within and in the vicinity of Ingleside Precinct. These registers included Schedule 9 of the Pittwater Local Environmental Plan 1993 (LEP) and Schedule 5 of the Pittwater LEP 2014, as well as statutory and non-statutory heritage lists for the Ingleside precinct, including the State Heritage Register (SHR), the State Heritage Inventory (SHI), the National Trust Register, National Heritage List (NHL), the Commonwealth Heritage List (CHL), Schedule 5 of the Warringah LEP 2011 and the Register of the National Estate (RNE) (a non-statutory database) to identify any local heritage items that may exist in adjoining areas.
- Statements of significance for existing heritage items within and in the vicinity of the Ingleside Precinct were reviewed.
- Relevant historical maps, plans and aerial photographs were reviewed to identify any existing or former structures or landscape features, within or in the vicinity of Ingleside Precinct, in order to identify potential archaeological sites and curtilages.
- Relevant background reports were reviewed including the Ingleside/Warriewood Heritage Study, 1993, prepared by Tropman and Tropman Architects; and the Draft Pittwater Community Heritage Based Study Review prepared for Pittwater Council (June 2014). The Warringah Community Based Heritage Study Review, February 2013, prepared by Warringah Council was also reviewed to identify any local heritage items that may exist in adjoining areas.

Fieldwork

- Inspections of the precinct were undertaken by GML in December 2013 and February 2014 from the public domain and within the heritage listed sites to review the results of desktop research, confirm culturally significant views, the location of heritage items and areas of archaeological potential.

- The site inspection was informed by historical evidence, site plans and aerial photographs. The aim of the site inspection was to observe current site conditions and record any evidence of possible archaeological remains or former ground disturbances, which would be used to inform the assessment of the precinct's potential to contain archaeological remains. During the site inspection, notes were taken on the current site setting. Various aspects of the study area were noted, including topography, the nature of the extant structures and the presence of subsurface activity.

1.3 Limitations and Qualifications

This report does not address the potential for the Ingleside Precinct to contain cultural material or other archaeological evidence associated with Indigenous occupation of the site, nor does it assess natural heritage values, which are the subject of separate studies.

This draft heritage assessment report has been prepared prior to discussing our preliminary findings with the PWG and consultants conducting the natural, Indigenous and view analysis assessments for Ingleside precinct. It has also been prepared without access to the draft Pittwater Community Based Heritage Study.

The significant historic views to and from the Baha'i House of Worship, Ingleside House and the Powderworks Ruins identified in Section 6.0 have been informed by the Richard Lamb & Associates Visual Analysis Initial Findings presentation, dated 11 December 2013, and would be subject to confirmation once the view analysis report has been finalised.

1.4 Terminology

The terminology used in this report is consistent with the definitions provided by *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013* (the Burra Charter).

1.5 Authorship

The project team included the following specialists from GML:

- Nina Pollock, Heritage Consultant (project manager, fieldwork and report preparation);
- Anita Yousif, Associate Archaeologist (historical archaeological assessment, fieldwork and report input);
- Michelle Richmond, Senior Consultant and Historian (historical research and report input);
- Steven Barry, Heritage Consultant (desktop research, fieldwork and report preparation); and
- Sharon Veale, Partner (project director, input and review).

2.0 Heritage Review of Draft Structure Plan

2.1 Introduction

The Draft Structure Plan proposes areas of low–medium density residential development, vegetated corridors, environmental conservation areas, open space and community facilities throughout the precinct.

GML's response to the Draft Structure Plan is discussed with regard to each heritage item, below.

2.1.1 Baha'i Temple

The Draft Structure Plan includes retention and ongoing use of the Baha'i Temple and its continued ownership by the Baha'i faith, which is an aspect of its cultural significance. Development along the central ridgeline of Ingleside should be managed to retain views of its domed roof protruding above the surrounding vegetation canopy and skyline. The height of development in proposed lots along the immediate ridge line should be managed and subject to view analysis to ensure significant views towards the temple are retained.

2.1.2 Ingleside House and the Powderworks Ruins

Ingleside House

Ingleside House and its landscape setting should be conserved. Ideally, Ingleside House should be retained and used as a residence.

As part of the Draft Structure Plan a school is being considered within the curtilage. A school including adaptive reuse of a residential building for education or public purposes will require the building to be compliant with accessibility and disability codes which will potentially to give rise to impacts on the fabric of the building.

Additional development within the curtilage may occur where significant fabric would not be materially affected. The height, bulk and scale of any new buildings would need to be carefully managed so as to retain the heritage values of Ingleside House. Any development would be subject to heritage approval from Pittwater Council and, given the significance of the site, consultation with the NSW Heritage Division is also recommended. Any ground disturbance works within the curtilage of Ingleside House that may have the potential to disturb or destroy the potential archaeological relics would be required to be undertaken in accordance with a relevant archaeological permit under the Heritage Act.

The area to the east of the site falls within a significant view corridor from Ingleside House. The height of development in these areas should be managed and subject to a view analysis to ensure significant views from Ingleside House are retained.

The Powderworks Ruins

The Draft Structure Plan proposes low density residential development partially within the curtilage of the Powderworks Ruins site. Whilst the extent and condition of the archaeological relics at the site cannot be identified until further exposure/investigation, the current understanding is that the site contains potentially substantial structural remains. Development within the curtilage would be subject to the approval requirements of the Heritage Act. Any proposed future ground disturbance of potential relics would require an excavation permit under Section 140 of the Heritage Act (NSW) prior to any

work commencing. To enable public access and interpretation of its significance, the curtilage should be considered for zoning as open space. If residential development was to proceed within the identified curtilage it should only occur in areas of low archaeological potential and provide a sufficient space to allow the appreciation of the ruins.

If the site is to be developed, in the event that well-preserved or significant archaeological remains were to be identified during any future ground disturbance works, interpretation of those remains would be one of the mitigation measures used to minimise any material impacts arising from the proposed development. Interpretation is recommended in the proposed areas of open space to communicate the history and heritage significance of the Powderworks, and strengthen its historic relationship with Ingleside House.

2.1.3 Klerks Garden

This site is allocated as open space in the Draft Structure Plan. Further detail is required to confirm whether the cultural landscape of Klerks Garden is proposed to be retained.

2.1.4 The Monterey Pines

In the Draft Structure Plan, the site where the pines are located, is shown as a school. The potential school should be located so as to retain the marker trees of Waratah Farm and the Monterey Pines. Managed development is required along Lane Cove and Powderworks Roads to maintain the prominence of the Monterey Pines as historic marker trees in views from the surrounding area, and the proposed adjacent medium density residential should be managed and subject to view analysis to ensure significant views towards the trees are retained.

Whilst the condition of the archaeological relics at the site cannot be identified until further exposure/investigation, the current understanding is that the site contains potentially substantial structural remains. Development within the curtilage would be subject to the Heritage Act, and any proposed future disturbance of potential relics would require an excavation permit under Section 140 of the Heritage Act (NSW) prior to any work commencing.

Any retrieved archaeological evidence associated with the history of the Waratah Farm site should be appropriately managed and included in interpretation as part of the new school.

2.1.5 Conclusion

The Draft Structure Plan generally conserves the heritage values of the Ingleside Precinct through the retention of all of its identified heritage items. This is a positive heritage outcome overall. However, where development is proposed within an identified heritage curtilage or view corridors, further assessment and design resolution will be required to ensure that heritage values within and surrounding Ingleside Precinct are not adversely impacted. Development controls should be drafted so as to ensure that development proposed within, or in the vicinity of heritage curtilages conserves the significance of such items and their settings.

2.2 Next Steps

The Non-Indigenous Heritage Assessment—Stage 2 report will set out the potential heritage impacts of the final Indicative Layout Plan on the identified significant heritage values associated with, and in the vicinity of the Ingleside Precinct. Recommendations and other measures to avoid or mitigate potential adverse impacts, and heritage objectives and development controls will also be established.

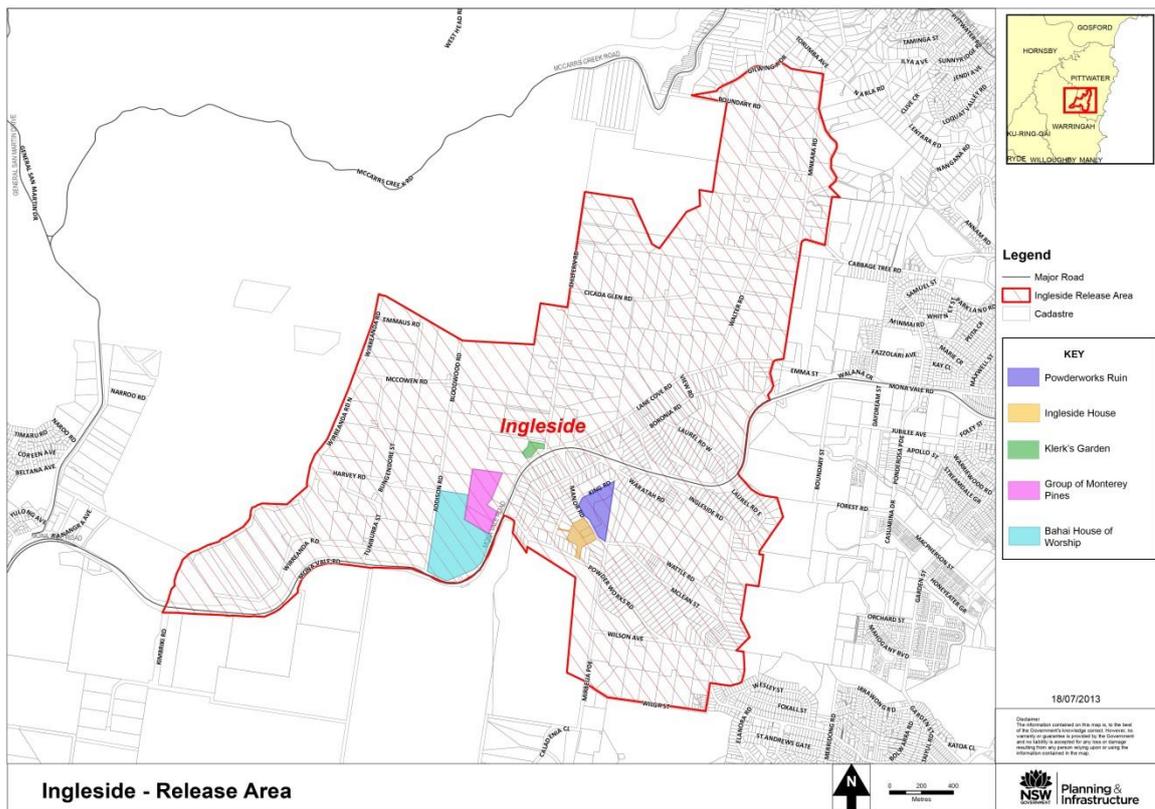


Figure 2.1 Plan showing listed non-Indigenous heritage items. (Source: Department of Planning and Environment with GML overlay)

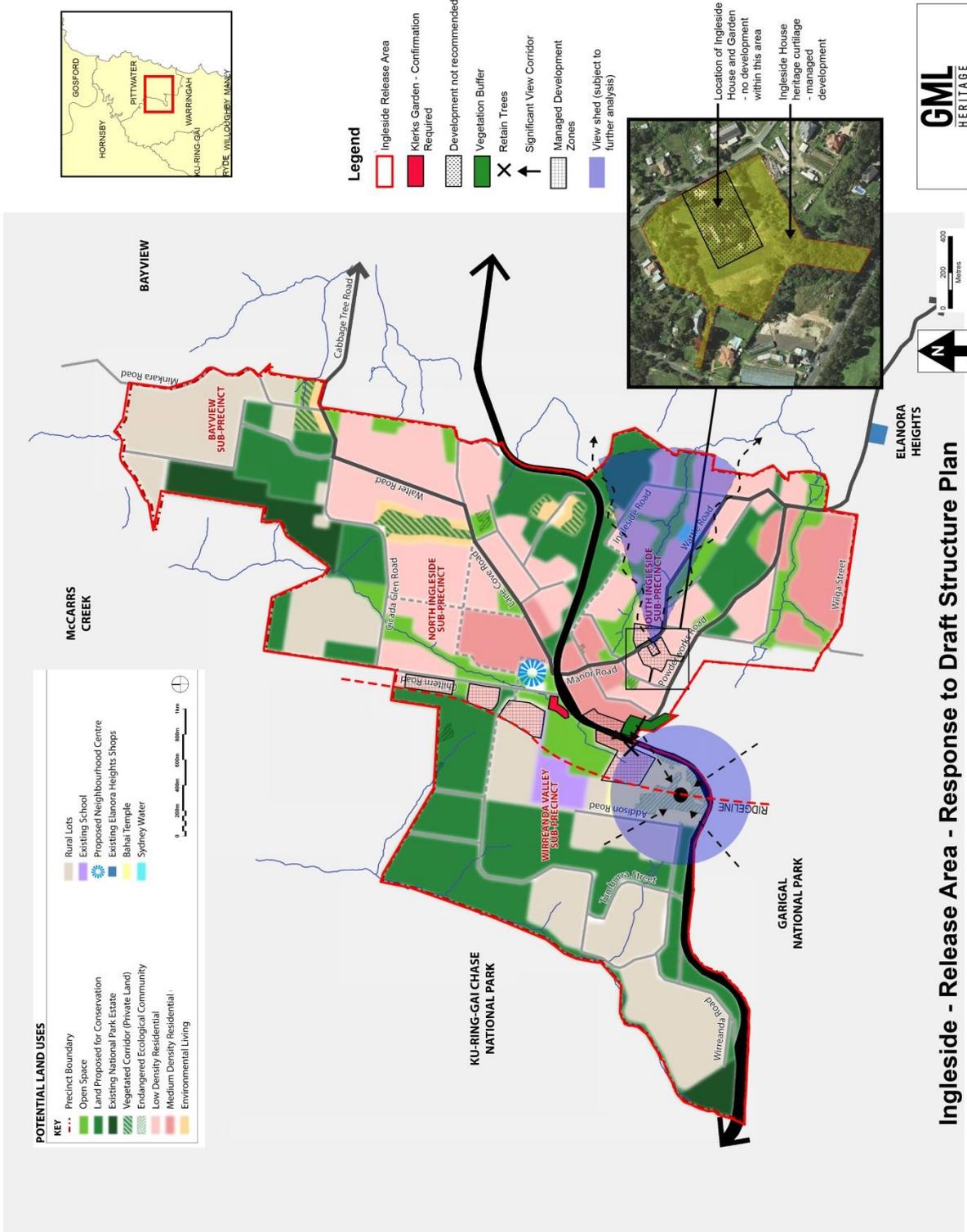


Figure 2.2 Annotated heritage review of Draft Structure Plan. (Source: Base plan provided by Cox Richardson with GML overlay)