



NEW SOUTH WALES

NEWS RELEASE

The Hon. Kristina Keneally MP

Member for Heffron

Minister for Planning

Minister for Redfern Waterloo

Wednesday 29 April, 2009

PLANNING MINISTER REFUSES CURRAWONG RESIDENTIAL SUBDIVISION

The proposal for a residential development at Currawong has been refused, the entire site will be State Heritage listed, and any future proposals for the site will go before Pittwater Council.

Planning Minister, Kristina Keneally, said she has refused a project application which would have allowed a 25 lot residential subdivision at Currawong Beach, in Sydney's North.

"I received the best expert advice and detailed comments from the community, I went and saw the site, and based on that I have decided to refuse the application," Ms Keneally said.

"My decision followed thorough and considered canvassing of the facts and local community opinions, including more than a year of rigorous assessment and community consultation.

"This was a development proposal for a unique and pristine area which warranted the significant review process it went through.

"The process included an extended period of community and stakeholder consultation, and review by an Independent Hearing and Assessment Panel (IHAP) and a Ministerial Review Panel (MRP)."

Ms Keneally said the IHAP and the Department of Planning recognised some development potential exists on the site, however several aspects of the proposal raised questions about the sustainability of the development in light of its coastal location.

"A major issue raised by the community and the IHAP was the vulnerability of the proposed development on the lower lying section of the site," Ms Keneally said.

"The site lies below the one in 100 year flood level and is subject to inundation from the creek and shoreline recession from Pittwater itself.

"While it would be technically possible for the valley floor to be developed, it would not be justifiable considering the susceptibility of the site to shoreline recession and flooding during high tides or storms.

"That situation would only worsen with any rise in sea level over time.

"Both the IHAP and Department advised that the proposal to progressively infill the site to safeguard it against these risks is unacceptable, and that development on this part of the site should not proceed."

Ms Keneally said a number of aspects of the project application itself were not adequate, including:

- **Visual amenity:** The proposed allotments on the site's valley floor would have an unacceptable visual impact on the adjacent historic workers cottages, particularly when viewed from the water.



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- **Indigenous and European heritage:** The current proposal would have an unacceptable impact on the Aboriginal archaeological sites and the historic workers cottages.
- **Mainland parking and site access:** Available parking would not satisfy the demand that would be created by the development.
- **The proposed method of wastewater disposal:** Changes to the water table and periodic flooding would impact significantly on the viability of the proposed on-site wastewater reclamation plant.

The proposed State heritage listing of the site was subject to comprehensive review by the Ministerial Review Panel, in addition to the assessment by the NSW Heritage Council.

“The Heritage Council found in 2007 that the Currawong site met five of seven heritage assessment criteria for listing under the *NSW Heritage Act 1977* as an intact remaining example of a mid-twentieth century, union-organised, Australian workers’ holiday camp,” Ms Keneally said.

“Further assessment by the Ministerial Review Panel endorsed this recommendation and, in fact, found the site met a sixth criterion for listing.

“In line with this, I have decided that the entire Currawong site should be listed on the State Heritage Register.

“The listing will ensure there are minimum standards of maintenance for the buildings on the site, and that any future development application for the site will be referred to the NSW Heritage Council.”

Ms Keneally said that in light of her decision, the process to rezone the site and declare it as State significant would not progress.

“**Considering that this development application has been refused, I have decided that any zoning issues may be resolved by Pittwater Council through the comprehensive local environmental plan process.**”

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