

## Heritage Referral Response

<b>Application Number:</b>	DA2025/0754
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including a swimming pool and studio
<b>Date:</b>	23/07/2025
<b>To:</b>	Lachlan Rose
<b>Land to be developed (Address):</b>	Lot B DP 367970 , 24 Cavill Street QUEENSCLIFF NSW 2096

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
This proposal has been referred to Heritage as the subject site adjoins a heritage item being; <b>I117 - House</b> - 26 Cavill Street, Queenscliff		
Details of heritage items affected		
<p><u>Statement of Significance</u></p> <p>A rare example of a Victorian stone cottage &amp; one of the earliest remaining structures in the area. Strong associational value with the old Harbord quarry, both as a source of building material &amp; as provider of occupants for the house.</p> <p><u>Physical Description</u></p> <p>Small stone dwelling, 1 storey on Cavill St, 2 storey at rear. Medium pitched roof of corrugated metal with bull-nosed roofs to front &amp; rear verandahs. Sandstone chimney with t/c pots. French doors to front verandah, with timber posts &amp; balustrade. Four panelled front door. While renovated, the dwelling retains high integrity of character &amp; fabric.</p>		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	N	
Australian Heritage Register	N	
NSW State Heritage Register	N	
National Trust of Aust (NSW) Register	N	
RAIA Register of 20th Century Buildings of Significance	N	
Other	N	
Consideration of Application		

The proposal is for alterations and additions to an existing single storey residential dwelling. The proposed works include the construction of an upper floor addition. The proposed internal works include the construction of stairs, a lower floor studio, and a kitchen, bathroom and laundry located at the ground floor level. The proposed works to the rear include the construction of a cross-over, driveway and garage, a studio/office on the lower ground floor, a ground floor rear deck with a pergola roof and a swimming pool. The subject site is not a heritage listed item however it has been identified as having potential heritage significance due to its associations with the early subdivision and development of Queenscliff c.a 1904. Historical research suggests that the house was originally located at 28 Cavill Street, however as this land was resumed for the creation of the tramway during the mid 1920s, the house was demolished and rebuilt in its current site at 24 Cavill Street shortly thereafter. It is likely that the rear extension containing the kitchen, bathroom and veranda date from the this period. There is also a northern addition containing an ensuite and study which dates from the 1990s. The subject site adjoins a heritage item at its northern boundary, which contains a stone cottage of a similar age that remains relatively intact. The proposal in its current form is not considered appropriate due to its excessive bulk and scale which would have an unacceptable impact on the significance of the adjoining heritage item, as well as the potential heritage significance of the subject site. Of particular concern is the proposed first floor addition which is positioned too far forward on the subject dwelling and would have an overly bulky appearance from street view that impacts the views and setting of the adjoining heritage item. Due to the significance of the adjoining heritage item and the potential significance of the subject site, revisions to the design are required to ensure that the heritage impact of the proposal is of an appropriate nature. As the rear kitchen, rear bathroom and veranda are non-original later additions, there is more scope for change to occur in these areas. It is the opinion of Heritage that the first-floor addition be recessed further back into the dwelling to where the existing living room or rear kitchen is located. The proposed ground floor addition can also be extended further west towards the rear of the site. It is preferable that any original detailing and features, specifically the living room fireplace and associated chimney are retained. It is the preference of Heritage that the existing pitched roof form be retained and that the original stone cottage remains legible from street view.

Further, It is noted that the existing internal sandstone walls are pointed with cement. Heritage suggests that these walls be repointed in lime-mortar to ensure the longevity of the sandstone walls. The current cement pointing prohibits breathability in the sandstone and can accelerate the degradation leading to issues of dampness and cracking.

Therefore, Heritage is unable to support the proposal at this stage as further amendments to the design are required.

Consider against the provisions of CL5.10 of WLEP.

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? No

Is a Heritage Impact Statement required? No

Has a Heritage Impact Statement been provided? No - The SEE should address heritage impact.

The proposal is therefore unsupported.

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

#### **Recommended Heritage Advisor Conditions:**

Nil.