

Heritage Referral Response

Application Number:	DA2022/1598
Date:	12/10/2022
To:	Phil Lane
Land to be developed (Address):	Lot 2 DP 622394 , 34 Pavilion Street QUEENSCLIFF NSW 2096

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>This application has been referred as it is within the vicinity of heritage items, being:</p> <p>Item I124 - Front sandstone boundary wall and rear sandstone retaining wall - 31 Pavilion Street</p> <p>Item I125 - Rear sandstone retaining wall and sandstone access stairway - 33 Pavilion Street</p>		
Details of heritage items affected		
<p>Details of these heritage items in the vicinity, as included within the Heritage Inventory, are:</p> <p>Item I124 - Front sandstone boundary wall and rear sandstone retaining wall - 31 Pavilion Street</p> <p>Item I125 - Rear sandstone retaining wall and sandstone access stairway - 33 Pavilion Street</p> <p><u>Statement of Significance</u></p> <p>The front and rear sandstone boundary wall of the Freshwater view reserve extends from the front of 31 Pavilion street, Queenscliff, and includes its rear sandstone access stairway. It is significant because it was built by Arthur Costin as part of his former estate, connecting the house and his cliff top hut. It represents an early creative effort to overcome obstacles of the slip and slope of the land, as well as technical achievements in his use of locally quarried sandstone.</p>		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	Comment if applicable
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th Century Buildings of Significance	No	
Other	No	
Consideration of Application		
<p>This application proposes alterations and additions to the existing dwelling, including extension of the sub-floor, extension of the rear ground floor and extensions to the front balcony/deck and rear deck.</p> <p>The heritage items in the vicinity are located on the opposite (northern) side of Pavilion Street, some 35 - 50 metres from the subject site. Also, the scale and bulk of the existing dwelling in the streetscape will not greatly change as a result of this application. Therefore, there will be no impact</p>		

upon the significance of these heritage items in the vicinity.

Therefore, no objections are raised on heritage grounds and no conditions required.

Consider against the provisions of CL5.10 of WLEP 2011:

Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? N/A

Is a Heritage Impact Statement required? No Has a Heritage Impact Statement been provided? N/A

Further Comments

The proposal is therefore supported.

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

Recommended Heritage Advisor Conditions:

Nil.