

Heritage Referral Response

Application Number:	DA2025/0454
Proposed Development:	Alterations and additions to a residential flat building, including the amalgamation of apartments 4 and 7
Date:	20/05/2025
To:	Jordan Howard
Land to be developed (Address):	Lot 1 DP 1171295 , 1 A Greycliffe Street QUEENSCLIFF NSW 2096 Lot B DP 367566 , 7 / 1 A Greycliffe Street QUEENSCLIFF NSW 2096 Lot B DP 367566 , 1 A Greycliffe Street QUEENSCLIFF NSW 2096 Lot B DP 367566 , 4 / 1 A Greycliffe Street QUEENSCLIFF NSW 2096

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>This proposal has been referred to Heritage as the subject site adjoins a heritage item being: I174 - 'Beach Reserve - Merrett Park North Steyne and South Steyne' - 7 /1A Greycliffe Street, Queenscliff (Lot B DP 367566)</p>		
Details of heritage items affected		
<p>Detail of the heritage item as contained within the State Heritage Inventory is as follows:</p> <p><u>Statement of Significance</u> High significance as natural sand beach and cultural backdrop of paved promenade and first coastal plantings of Norfolk Island Pines.</p> <p><u>Physical description</u> Beachfront, promenade, sandstone retaining wall, paved, grassed And/or planting beds and remnant plantings of Norfolk Island Pines planted from the 1850's to the 1880's.</p>		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	No	
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>The proposal seeks the following works:</p> <p>Alterations and additions to an existing residential flat building involving the amalgamation and reconfiguration of apartments 4 and 7 through the introduction of an internal staircase and the construction of an internally accessed retreat and bathroom predominantly within the existing pitched roof form at the southern end of the building. New windows and doors are also proposed.</p> <p>The works are confined within the existing built form. There is no proposed increase to the building footprint, and the modifications do not extend into or impact the adjacent heritage significant beach reserve.</p> <p>Therefore, Heritage raises no objections and requires no conditions.</p> <p>Consider against the provisions of CL5.10 of WLEP 2011.</p> <p>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</p>		

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.