

Heritage Referral Response

Application Number:	DA2021/0025
Date:	17/03/2021
To:	Thomas Burns
Land to be developed (Address):	Lot 1 DP 577905 , 17 A Crown Road QUEENSCLIFF NSW 2096 Lot 1 DP 966972 , 17 A Crown Road QUEENSCLIFF NSW 2096

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the site contains a heritage item with local significance, being Item – I118 – House at 17A Crown Road, listed within the Warringah LEP 2011.</p>		
Details of heritage items affected		
<p>Details of the item as contained within the Northern Beaches Inventory is as follows:</p> <p><i>Item – I118 – House</i> <u>Statement of significance:</u> A locally rare survivor of a number of small cottages which were built on the cliff face between Freshwater and Queenscliff. Historically represents the nature of early development in the area.</p> <p><u>Physical description:</u> Original single storey weatherboard dwelling located on cliffside. Corrugated metal gabled roof with skillion roofed verandah structures which have been enclosed. The building has been altered by the enclosure of the verandah. Sandstone block foundations appear in good condition and are an important feature of the building.</p> <p>There have been further alterations and a 2 storey pavilion style addition to the north-east (beach side) of the original building in the late 1990s.</p>		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	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	N/A	
Consideration of Application		

This proposal seeks consent for alterations and additions to the existing building, including substantial excavations to the subfloor area and the removal of the existing stone piers under the original cottage to enlarge the existing store area. The proposal also includes the enclosure of the existing courtyard between the original cottage and the later addition (2001).

It is noted that, the impact of the enclosure of the existing courtyard and the internal modifications to the later additions will be acceptable from a heritage perspective. However, concerns raised regarding the excavation under the original cottage and heritage recommends to avoid this excavation, due to the possible damage to the heritage listed dwelling and its immediate setting-as part of the heritage listing, including the existing dry stone wall between the existing cottage and 17 Crown Road.

Alternatively, an engineering report, from a suitably qualified Structural Engineer is to be prepared in conjunction with the Heritage Consultant detailing the measures to be undertaken to ensure that the excavation and construction can occur without affecting the structural integrity of the original cottage and the dry stone wall. This report is to be submitted to the Council and Accredited Certifier prior to the issue of a Construction Certificate. The recommended measures in the engineering report are to be strictly followed during the course of excavation and construction.

The proposed solar panels on the roof of the original dwelling is not acceptable from a heritage perspective and should be located somewhere else.

Therefore, no objections are raised to the proposal on heritage grounds subject to two conditions.

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

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? No

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? Yes

Further Comments

COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 17 March 2021

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:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Excavation to the subfloor area, under the original cottage

The excavation to the subfloor area, under the original cottage should be avoided if not necessary, due to the possible damage to the heritage listed dwelling and its immediate setting, including the existing dry stone wall on the northern boundary. Alternatively, an engineering report from a qualified structural engineer, is to be prepared in conjunction with the Heritage Consultant detailing the measures to be

undertaken to ensure that the excavation and construction can occur without affecting the structural integrity of the original cottage and the dry stone wall. This report is to be submitted to the Council and Accredited Certifier prior to the issue of a Construction Certificate. The recommended measures in the engineering report are to be strictly followed during the course of excavation and construction.

Reason: To protect the heritage listed building and its immediate setting.

Solar panels should be removed from the original cottage

The solar panels, proposed on the roof of the original cottage should be removed from the original dwelling.

Reason: To preserve the significance of the heritage listed item.