

Heritage Referral Response

Application Number:	DA2020/0175
Date:	08/04/2020
To:	Georgia Quinn
Land to be developed (Address):	Lot 8 DP 2542 , 110 Crown Road QUEENSCLIFF NSW 2096 Lot 9 DP 2542 , 110 Crown Road QUEENSCLIFF NSW 2096 Lot 1 DP 667858 , 110 Crown Road QUEENSCLIFF NSW 2096

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The application has been referred to Heritage as the subject property is within the vicinity of a heritage item, being Item 1120 - House at 21 Dalley Street Queenscliff, listed in Schedule 5 of Warringah Local Environmental Plan 2011.		
Details of heritage items affected		
Details of the heritage item as contained within the Warringah Heritage Inventory is as follows: <u>Statement of significance:</u> A rare example of a Victorian Italiante residence which has much original fabric. One of the oldest structures in the area. Historically it provides evidence of earliest settlement of the area. <u>Physical description:</u> Single storey sandstone cottage with faceted projecting bay and verandah at front. Hipped and gable slate roof. Slat roof also to projecting bay, with corrugated iron to verandah. Portion of verandah is enclosed. Original stone fence with iron gate.		
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	No	
Consideration of Application		
The proposal seeks consent for alterations and additions to an existing dwelling. Given the separation between the heritage item and the subject site, the proposal is considered to not impact upon the significance of the heritage item. The subject property is not heritage listed but built in the		

early 1900s. The proposed first floor extension is preferred to be behind or maximum 1m in front of the ridge line of the original roof, in order to preserve the significant features of the original dwelling.

Therefore the proposal, in its current form, is not supported from a heritage point of view.

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 - Should be addressed in SEE.

Has a Heritage Impact Statement been provided? No

Further Comments

COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 08 April 2020

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.