

Heritage Referral Response

Application Number:	DA2024/0284
Proposed Development:	Alterations and additions to a dwelling house
Date:	25/03/2024
To:	Claire Ryan
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>The proposal has been referred to Heritage as the subject site 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>Front sandstone boundary wall and rear sandstone retaining wall</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> <p>Rear sandstone retaining wall and sandstone access stairway</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		
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 consent for alterations and additions to an existing dwelling. This includes a new upper level, internal reconfiguration and changes to landscaping. The heritage items are located to the north east of the subject site, on the other side of the road. Given the physical separation between the site and the location of the items, the proposal is considered to not impact upon the heritage items or their significance.</p> <p>Therefore Heritage raises no objections and requires no conditions.</p> <p>Consider against the provisions of CL5.10 of WLEP.</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.