



23007 - 17 Roslyn Avenue Kingston Beach Alterations & Additions

Heritage Statement of Compliance

17 Roslyn Avenue, Kingston Beach

DA-2025-135

C.T. 74692/2

This statement assesses the proposed alterations and additions to 17 Roslyn Avenue, Kingston Beach (subject property), against the Kingborough Interim Planning Scheme 2015 Part E13.0 Historic Heritage Code, specifically clauses: E13.8.1 P1, E13.8.2 P1 & E13.8.2 P3.

Council's Kingborough Heritage Survey Report (McConnell, A., Knaggs, M. & Scripps, L. July 2006) assessed the subject property's dwelling at 17 Roslyn Avenue as "contributes being a c. 1950s Weatherboards". The neighbouring dwelling at 19 Roslyn Avenue is assessed as "Contributes/Strongly Contributes" with the added assessment note "circa 1950's Weatherboards and Gardens". The neighbouring dwelling at 15 Roslyn Avenue is assessed as "Neutral Plantings in garden bed on the verge contribute". The neighbouring dwelling at 21 Roslyn Avenue is assessed as "Strongly Contributes"

Property Reference Photos:



Existing dwelling



Area of proposed extension over existing dwelling



Existing Studio outbuilding



Rear patio where extension is proposed



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E13.8 Development Standards for Heritage Precincts

E13.8.1 Demolition

Clause	Performance Criteria	Architectural Design Response
P1	<p>Demolition must not result in the loss of any of the following:</p> <ul style="list-style-type: none"> (a) buildings or works that contribute to the historic cultural heritage significance of the precinct; (b) fabric or landscape elements, including plants, trees, fences, paths, outbuildings and other items, that contribute to the historic cultural heritage significance of the precinct; 	<p>(a) The existing weatherboard house is to be mostly retained and its architectural identity will be preserved. The demolition works proposed are to enable the extension works to occur including carport parking behind the building frontage. It has been noted that the absence of freestanding garage or carport structures in the frontage is a significant historic cultural heritage feature of the precinct.</p> <p>The architectural design of the main box extension is to provide a juxtaposition between the original house and the new extension to provide a clear delineation between eras of building works. This is a matter of preserving the house's original identity. The works will not result in the loss of buildings or works that contribute to the historic cultural heritage significance of the precinct.</p> <p>(b) A Tree Assessment Report has been provided by The Tree Guy Tasmania Pty Ltd which is to be read in conjunction with the application plans. The existing verge planting across no. 15 and 19 Roslyn Avenue, as referenced in Council's Kingborough Heritage Survey Report, strongly contributes to the historic cultural heritage significance of the precinct. Although the verge planting to 17 Roslyn Avenue is not included in the Report, we consider the verge planting as significant for streetscape consistency. The proposed work does not include any change to the verge landscaping. This will conserve the historic cultural heritage significance of the precinct.</p> <p>The Existing Studio outbuilding of concrete block construction does not contribute and will not be a loss to the historic cultural heritage significance of the precinct.</p>





E13.8.2 Building works other than Demolition

P1	Design and siting of buildings and works must not result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2	The proposed works will not result in detriment to the historic cultural heritage significance of the precinct. Refer to Table E13.2 below for design responses in relation to each point.
P3	Extensions to existing buildings must not detract from the historic cultural heritage significance of the precinct.	<p>The proposed works will not detract from the historic cultural heritage significance of the precinct.</p> <p>The proposed extension to the dwelling has found balance with providing a practical floor plan whilst being conscious not to detract from what the property offers to the precinct. The form and aesthetic of the existing dwelling has been preserved with the extension being placed on top and extending away from the frontage towards the rear of the site. The living space block form does not protrude forward of the existing ground floor building line and aesthetically has been designed to deliberately provide a juxtaposition to define the narrative of evolution of the site.</p> <p>The retained front gardens and established native trees and exotics remain unchanged and continue to provide a visual buffer between the house and the road. We suspect the proposed building works will barely be visible from Roslyn Avenue reiterating the preservation of the streetscape.</p>





Table E13.2

Statement of Historic Cultural Heritage Significance.	
This precinct is significant for reasons including:	Design Response
1. Significant as a good quality period late 19th century and early 20th century holiday and 'shack' suburb.	The weatherboard cladding as noted to be
2. Significant for the quality and quantity of late Victorian, Federation, Edwardian and early 20th century vertical board bungalow dwellings with high aesthetic qualities and appeal.	The existing house does not have any of these features to redeem. Therefore irrelevant to this proposal.
3. Block sizes vary	No change proposed
4. Houses dating from the late 19th century and early 20th century typically are setback a generous distance from the road and consist of large lawn areas, flowering plants, shrubs and smaller species of trees.	The proposed design does not have significant encroachment forward of the existing building line maintaining the generous setback of the property.
5. Older properties have generously landscaped front gardens with typically an absence of freestanding garage or carport structures.	The extent of landscaping forward of the building line remains mostly unchanged. The proposed location of the carport to the rear of the property reinforces this point.
6. Properties on the hill overlooking Kingston Beach with frontage onto Roslyn Avenue are typically well landscaped with mature trees including both native Eucalyptus and exotics.	The existing concrete deck and associated concrete planter box is proposed to be demolished due to the irreparable dilapidation to both items. Neither currently contribute to the frontage in a positive manner. The proposed deck and stairs will enhance the facade, particularly with the first floor deck overhanging to create a lower verandah style deck area.
	The landscaped verge from the road extending into the property will remain as existing which preserves the significant contributing elements referenced in this point.
7. Houses directly face the street and have open verandahs.	The existing house does not have any of these features to redeem. Therefore irrelevant to this proposal.
8. Early to mid 20th century vertical board dwellings are typically on smaller lots and have lesser setbacks.	The existing house does not have any of these features to redeem. Therefore irrelevant to this proposal.
9. Dwellings are typically single storey with an absence of ground floor enclosed garages or storage areas.	There are numerous dwellings of multiple level construction within the immediate site context including the recent development of 41B Auburn Road neighbouring this property. The proposed two level design is not out of context with localised precinct.
10. Dwellings are typically Victorian, Edwardian and pre-war in architectural design and generally intact examples with little modification.	The existing house does not have any of these features to redeem. Therefore irrelevant to this proposal.





11. Dwelling facades are often symmetrical and dwellings typically have solid timber front doors and double hung timber framed sash windows either side of the front door.	The existing house does not have any of these features to redeem. Therefore irrelevant to this proposal.
12. The precinct also exhibits a significant percentage of good quality and mostly intact and unmodified vertical board cottages dating from the 1930's and 1940's of simple bungalow design and original dark brown oiled vertical board external wall cladding.	The existing house does not have any of these features to redeem and is sited well away from any other homes of this description. Therefore irrelevant to this proposal
13. Front fences are typically low (less than 1 metre) and simple picket designs with timber posts.	No changes are proposed for the front fence
14. The precinct exhibits a strong beachside landscape with strong residential amenity and character.	The proposed design, particularly with the linear cladding and colour selections, will strengthen the beachside narrative of the precinct.

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