

Queanbeyan-Palerang Regional Council - Heritage Advisory Service

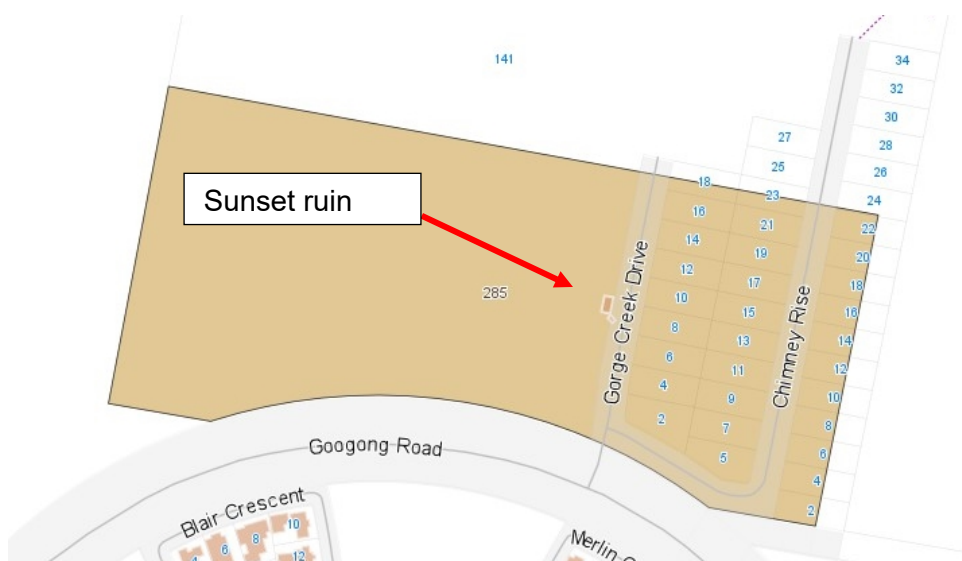
Place	Lot 24 Sunset Googong
Issue	Reduction of Heritage Curtilage and development in the vicinity
Contact	Martin Brown

Background

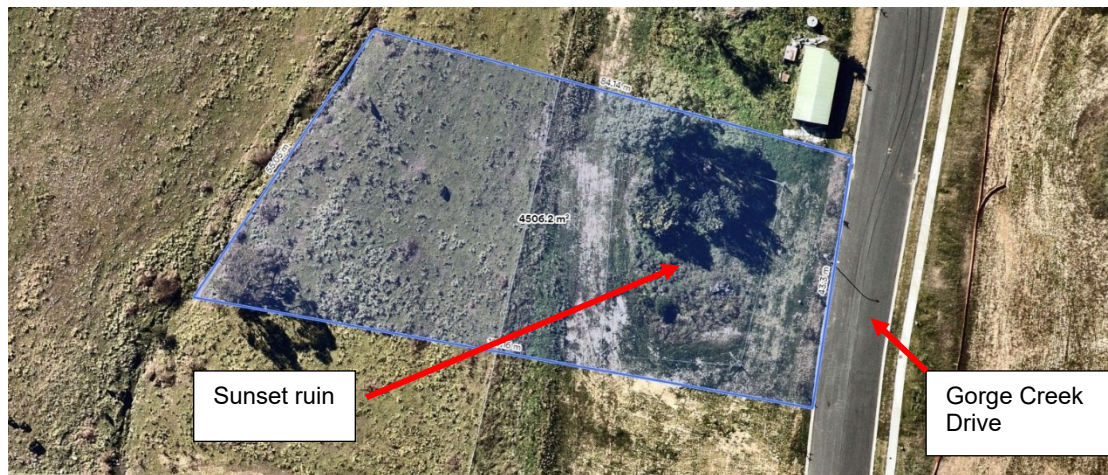
The historic ruin is listed in QPLEP as *McCawley "Sunset" Homestead Complex* at 141 Googong Road, Heritage Item 285.



Sunset ruin shown in red circle (note that the new subdivision should be shown slightly to the right (east). Six Maps



Planning image provided by QPRC showing Sunset relative to Gorge Creek Drive



Indicative heritage parcel that includes Sunset Ruin and associated trees

In anticipation of the ruin being incorporated in a residential setting, the site was inspected in 2022 by Council's strategic planning section and Council's heritage adviser to identify a suitable heritage curtilage. This is indicated in the drawing above.

At the present time, dwelling approvals for lots on the east side of Gorge Creek Drive, and on both sides of Chimney Rise require heritage consideration, as there is still a heritage overlay on the larger pre-subdivision site. These heritage considerations preclude the use of the complying development pathway and require Council to consider heritage impacts when assessing a Development Application.

Revised planning approach

As development on the eastern side of Gorge Creek Drive is outside the heritage curtilage, it is my view as heritage adviser that development does not have to consider heritage impacts because;

- there is unlikely to be any physical damage to the ruin arising from such development as it will be on the far side of the formed and drained road.
- there is unlikely to be an unacceptable visual impact as new development will be of a domestic scale and well separated from the ruin.

It is also recommended that:

- the heritage curtilage of the site be finalised and mapped in Council's planning documents,
- that the site be included in an appropriate recreational area, and
- that planning approval of the western side of Gorge Creek Drive be contingent on satisfactory conservation and on-site interpretation of the ruin.

Pip Giovanelli
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23/1/2023