

Heritage Referral Response

Application Number:	DA2020/1206
Date:	09/10/2020
To:	Kent Bull
Land to be developed (Address):	Lot H DP 396772 , 21 Waterview Street MONA VALE NSW 2103

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject property adjoins a heritage item		
Andriesse House - 25 Waterview Street		
Details of heritage items affected		
Details of the item as contained within the Pittwater inventory is as follows:		
<p><u>Statement of significance:</u></p> <p>Andriesse House at 25 Waterview Road, Mona Vale, was designed in 1947 and built in 1950 for the photographer James Andriesse. It has historic and aesthetic significance as a good example of Late Twentieth-Century Sydney Regional architecture presenting the key modernist features of the style including free asymmetrical massing, low pitched roof, exposed structure, open plan layout, horizontal structural emphasis, retention and adaptation to the natural setting and use of natural materials.</p> <p><u>Physical description:</u></p> <p>The house is formed of stone at the west end, white-painted bagged brick to the south and timber-framed weatherboard is used elsewhere. Like aspects of the Kingsford-Smith roof plan of 1938, the Andriesse House was initially designed with a flat roof. Baldwinson's job files show that his formula for a flat roof consisted of hardwood beams, covered with Woodtex, and then three layers of bituminous felt laid in hot bitumes. This felt was then to be covered with protective gravel.</p> <p>The Andriesse House was turned away from the road axis and used a monumental stonework wall for an elevation that shielded the house from the street. The massive stonework has affinities with the Dobell project. Unlike the houses of earlier artists, this design used a retaining wall to form the footings for much of the ground level of the house and suspends approximately 20 percent or more of the concrete slab on steel piers overlooking bushland with a studio underneath. The northern elevation is formed almost entirely of glass panes, some fixed into French doors. The partial aerial suspension of the house and the contrast between white-painted bagged brick, weatherboard and sandstone is important design element to note.</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		
<p>The proposal seeks consent for alterations and additions to the existing dwelling. This include a new pool and an upper level extension with master suite and secondary dwelling at the front of the property. The heritage item is located to the rear of the subject property due to the bend in Waterview Street. As the proposed works are located in the front and middle section of the property there is a large landscaped setback to the common boundary with the heritage item. This means the proposal is considered to not impact upon the heritage item or its significance.</p> <p>Therefore Heritage raises no objections and requires no conditions.</p> <p>Consider against the provisions of CL5.10 of PLEP.</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>		
Further Comments		
<p>COMPLETED BY: Brendan Gavin, Principal Planner</p> <p>DATE: 9 October 2020</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.