

## Heritage Referral Response

<b>Application Number:</b>	DA2025/0407
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	29/04/2025
<b>To:</b>	Nick England
<b>Land to be developed (Address):</b>	Lot 34 DP 1135383 , 3 Fazzolari Avenue MONA VALE NSW 2103

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject site adjoins a heritage item:  <b>I2270088 - Mona Vale General Cemetery (formerly Turimetta General Cemetery) - 107 Mona Vale Road, Mona Vale</b></p>		
Details of heritage items affected		
<p><u>Statement of Significance</u>  This cemetery is important for the historical evidence recorded on gravestones concerning the residents of Mona Vale and its surrounding area. It is also significant as an example of twentieth century burial practices for a number of different religious and cultural groups. The gateposts are locally significant for their association with the original entrance to the first general cemetery in the area and because they were built by James Booth, a local stonemason who was also associated with the construction of a number of other important local structures</p> <p><u>Physical Description</u>  Mona Vale Cemetery is a 10 acre (4.047 hectares) monumental cemetery with close to 5,600 graves, 275 garden niches and 1199 wall niches, which cater for the interment of cremation ashes. The cemetery caters for a number of religious denominations as well as a non-sectarian area for those with no religious affiliation. The first entrance roadway ran south to north along the centre of the cemetery between the two rows of cypress pine trees. This area is now being used as an extension to the Church of England section. At the end of this avenue on Mona Vale Road are the stone gateposts erected by James Booth for 12 pounds in 1929. The cemetery is bordered by a wide buffer zone of trees on the eastern boundary and to the north is the Warriewood Electricity substation.</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		

The proposal seeks consent for alterations and additions to an existing single-storey detached dwelling. The proposed works include the construction of a first floor addition consisting of three bedrooms, a bathroom, living area, a study and a deck. Minor alteration are also proposed for the existing ground floor consisting of a staircase with access to the proposed first floor addition. The subject site adjoins the heritage listed Mona Vale cemetery which is located to the south-west of the subject site. As the proposed works sit within the existing foot-print of the dwelling and are considered to be of a minor nature, the proposal is not considered to impact the heritage item nor its significance. As such, heritage raises no concerns regarding the proposal and requires no conditions.

Consider against the provisions of CL5.10 of PLEP.

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

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.